CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 7-H-26-RZ **Related File Number:**

Application Filed: 5/19/2026 **Date of Revision:**

Applicant: NED FERGUSON

PROPERTY INFORMATION

General Location: East side of Collier Rd at Fox Ridge Dr, south of W Copeland Dr

Other Parcel Info.:

Tax ID Number: 46 15001 **Jurisdiction:** County

Size of Tract: 0.5 acres

Accessibility: Access is via Collier Road, an unstriped local street with a pavement width that varies from 19-31 ft within a right-of-way width that varies from 38-54 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: North County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protectio

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The subject property is within an area that features single family houses in subdivisions and on large lots, interspersed with cleared fields and undeveloped, forested slopes.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8322 COLLIER RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: RA (Low Density Residential)

Previous Requests:

Extension of Zone: No, it is not an extension.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: **No. of Lots Approved:** 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Malynda Wollert

Staff Recomm. (Abbr.): Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

Staff Recomm. (Full):

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.
1. The residential density along Collier Road has increased since the early 2000s, with multiple rezonings from A (Agricultural) to RA (Low Density Residential) and PR (Planned Residential) up to 2 and 3 dwelling units per acre.
2. The Collier Ridge and Vista Hills single family subdivisions lie across the street from the subject property and were constructed between 2007 and 2015.
3. Two properties under 2 acres in area were rezoned from A to RA in 2023 and 2024, respectively, and are within 0.3 miles to the south of the subject property.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.
1. The RA zone is intended to provide for areas with low population densities. It is compatible with the surrounding residential zoning, which includes properties zoned A, RA, and PR up to 2 and 3 du/ac.
2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The RA zone primarily allows residential and civic uses, which aligns with the existing residential character of the area.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.
1. The RA zone is a low-density residential zone that allows single family houses and duplexes with use on review approval by the Planning Commission. These uses are consistent with the existing residential character. Up to four single family houses or three duplexes could be built on the property if it was rezoned to RA.
2. The property lies across the street from the terminus of Fox Ridge Drive and in close proximity to other driveways that access Collier Road. Any future subdivision of the property may be required to use one access point to minimize traffic conflicts. Access safety would be reviewed and approved by Knox County Engineering and Public Works during the plat review process and permitting.
2. Collier Road is an unstriped local street with 18-20 feet of pavement width along the subject property's frontage, and it routes traffic to West Copeland Drive to the north and West Emory Road to the southwest, both major collectors. Traffic would be minimally affected by development permitted under RA on a property of this size.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The property is within the SR (Suburban Residential) place type, which lists the RA zone as directly related. The housing mix of the SR place type calls for single family houses on small lots and attached residential houses such as duplexes, both of which are permitted in the RA zone.
2. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character. The lot sizes and allowable

uses in the RA zone are consistent with the character of the surrounding area.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact development pattern and a wide range of housing choices. The allowable lot sizes and housing types of the RA zone support the intent of the Planned Growth Area.

Action: Approved **Meeting Date:** 7/9/2026

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

Date of Approval: 7/9/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 8/24/2026 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**