



**Municipal Planning Commission Meeting**  
Thursday, August 21, 2025 at **6:00 PM**

Farragut Town Hall  
11408 Municipal Center Drive

**AGENDA**

- I) Roll Call
- II) Approval of Agenda
- III) Approval of Minutes
  - A) Minutes from July 17, 2025 Meeting
- IV) Action Items
  - A) Request for approval of the McFee Dog Park Design (Town of Farragut, Applicant)
  - B) Request for approval of preliminary plans for Virtue Road/Boyd Station Road Improvements south of Needlegrass Lane to Willow Cove Way (Town of Farragut, Applicant)
  - C) Request for approval to extend fiber optic cable for Charter along a portion of the overhead utility line system from the N. Campbell Station Road entrance to the Campbell Station Inn and then across N. Campbell Station Road to service the property at 160 N. Campbell Station Road (Mastec, Applicant).
  - D) Request for approval to extend fiber optic cable for Comcast along a portion of the overhead utility line system on the west side of Concord Road south of Kingston Pike and then crossing Concord Road to service 116 Concord Road (Comcast, Applicant)
  - E) Request for approval for a water line relocation associated with improvements to Boyd Station Road, including the roundabout at the access to the Grove at Boyd Station Subdivision (FUD, Applicant)
  - F) Request for approval for a sewer line relocation along Union Road just west of Brochardt Boulevard associated with the Union Road improvement project (FUD,

---

**11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057 |**  
**WWW.TOWNOFFARRAGUT.ORG**

*It is the policy of the Town of Farragut not to discriminate on the basis of race, color, natural origin, gender, gender identity, sexual orientation, age, religion, disability or veteran status pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting*

Applicant)

- G) Discussion and public hearing on approval of a site plan for a children's wing addition at the Concord United Methodist Church, 11020 Roane Drive, Zoned General Single-Family Residential (R-2) (Cannon & Cannon, Applicant)
  - H) Discussion and public hearing on approval of a site plan for Horizon Plaza Phase 2, 11011 Kingston Pike, Zoned General Commercial (C-1) and Floodplain District (FPD), (Urban Engineering, Applicant)
  - I) Discussion and public hearing on approval of a site plan for four commercial buildings associated with the Kingston Pike Village - Phase 2 Planned Commercial Development, 13104-13124 Kingston Pike, Zoned Planned Commercial Development (PCD), (Kingston Pike Properties 2, LLC, Applicant)
  - J) Discussion and public hearing on approval of a site plan for 7 Brew Coffee, 11495 Parkside Drive, Zoned Regional Commercial (C-2), (Black Design Architecture, Applicant)
  - K) Discussion and public hearing on amendments to the Farragut Code of Ordinances, Appendix A – Zoning, Chapter 2, Definitions; and Chapter 4., Section VI., Customary Home Occupations (Town of Farragut, Applicant)
- V) Discussion Items
- A) Discussion on updates to the Driveways and Other Access Ways Ordinance concerning how accesses are approved and opportunities to streamline the approval process where possible (Town of Farragut, Applicant)
- VI) Approval of Utilities
- VII) Citizens Forum

## **The Farragut Municipal Planning Commission welcomes and invites Farragut residents to participate in public meetings.**

### **Public Participation Guidelines for Farragut Municipal Planning Commission meetings**

At the end of each business meeting, there will be time reserved for public comment under the Citizen Forum agenda item. If you are interested in speaking, please fill out a blue comment card and turn it in to a staff member. This time is set aside specifically for comments on items that are not on the Planning Commission's agenda for the meeting. Each speaker will be given three (3) minutes to speak on his/her topic.

The Commission also seeks public comment on regular agenda items during the portion of the meeting devoted to discussion and consideration of the specific agenda item.

The Chairman may recognize individuals for public comment during both the regular agenda and Citizen

Forum portions of the meeting based on the following guidelines.

1. The Chairman shall maintain and control the meeting to provide a professional and objective environment conducive to presentation and discussion of the agenda items;
2. Any Farragut resident interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn it in to a staff member;
3. Speakers shall come to the podium and identify themselves by name and street address;
4. Public comment shall be limited to three (3) minutes per individual. Time for public comment may be amended at the discretion of the Chairman; provided that when additional time is allowed, speakers with differing points of view are allowed the same amount of time if requested. Time is not transferable to other speakers;
5. Speakers should strive to avoid redundancy; different considerations than expressed by previous speakers on a subject are encouraged;
6. Comments that threaten violence or imminent physical harm toward any individual will not be tolerated.
7. Comments may support or oppose issues or measures;
8. Personal attacks on the character of individuals who hold different points of view that have no relationship to the merits of the matter or issue raised for discussion will not be tolerated.
9. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The three (3) minute limitation shall not apply. However, the Chairman may ask an applicant to stay on point in order to facilitate the efficiency of the meeting.

Each speaker will be asked if they can agree to abide by the Comment Protocol. If so, please be prepared to speak when your name is called.

Tennessee Code Annotated 39-17-306. Disrupting meetings or processions.

1. A person commits an offense if, with the intent to prevent or disrupt a lawful meeting, procession, or gathering, the person substantially obstructs or interferes with the meeting, procession, or gathering by physical action or verbal utterance.
2. A violation of this section is a Class A misdemeanor.