



MINUTES

FARRAGUT MUNICIPAL PLANNING COMMISSION

June 19, 2025

MEMBERS PRESENT

Ron Pinchok, Chairman
Ron Williams, Mayor
Jeff Devlin
Jon Greene
Derek Wright
Anna Presley, Youth Representative

MEMBERS ABSENT

Noah Myers
Louise Povlin, Vice Chairman
Scott Meyer
Shannon Preston, Secretary

Staff Representatives: Mark Shipley, Community Development Director
Chris Sheffield, Operations Manager
Darryl Smith, Town Engineer

1. **Approval of agenda**

The staff recommended approving the agenda with Agenda Item 3., c. being removed at the request of the applicant.

A motion was made by Mayor Williams to follow the staff's recommendation. The motion was seconded by Commissioner Greene and was approved unanimously.

2. **Approval of minutes for the May 15, 2025 meeting**

The staff recommended approving the minutes as submitted.

A motion was made by Mayor Williams to follow the staff's recommendation. The motion was seconded by Commissioner Greene and was approved unanimously.

3. **Action Items**

a. **Appointment of Youth Representative for next fiscal year**

The staff reviewed this matter and complimented Anna Presley for her service over the past twelve months as the Youth Representative. The staff noted that the new Youth Representative was a Planning Commission decision. There were two applicants that picked the Planning Commission as their first choice. One of the applicants picked the Visual Resources Review Board as his second choice and there were no other candidates for the VRRB.

Given this consideration and that Albert Liu had a specific interest in policy, a motion was made by Mayor Williams to appoint Albert Liu as the new Youth Representative for the next fiscal year. The motion was seconded by Commissioner Greene and was approved unanimously.

b. Appointment of Tree Board member

The staff reviewed this item and discussed some of the duties of the Tree Board. The staff noted that this was a Planning Commission decision.

A short discussion ensued and due to a number of commissioners being absent, a motion was made by Mayor Williams to postpone action on this until the next meeting. The motion was seconded by Commissioner Greene and was approved unanimously.

c. Discussion and public hearing on approval of roughly 1,900 linear feet of .5 inch fiber cable in a new two-inch conduit within the right of way beginning at the northeast intersection of Kingston Pike and N. Campbell Station Road and extending along the east side of N. Campbell Station Road for 708 feet and then boring under N. Campbell Station Road to the west side of N. Campbell Station Road and then extending 177 feet to the south side of Jamestowne Boulevard and then along the south side of Jamestowne Boulevard for 915 feet to service the property at 11507 Kingston Pike (Comcast, Applicant)

Removed the agenda.

d. Discussion and public hearing on approval of a new traffic signal at the northern intersection of Concord Road (State Route 332) and Loop Road (Town of Farragut, Applicant)

The Town Engineer, Darryl Smith, presented this item and recommended approval.

A short discussion ensued. A motion was made by Mayor Williams to follow the staff's recommendation. The motion was seconded by Commissioner Greene and was approved unanimously.

e. Discussion and public hearing on approval of a preliminary plat for improvements to Outlet Drive to include a turn lane for the property at 11471 Outlet Drive and for improvements at the Snyder Road/N. Campbell Station Road intersection in association with the Venture at Laster Farms development in Knox County at 11471 Outlet Drive (Cannon & Cannon, Inc., Applicant)

The staff reviewed this item and recommended approval subject to the following conditions:

1. Please include a note on this plan set that no more than 100 Certificates of Occupancy can be issued in the Venture at Laster Farms development until all improvements involving Town of Farragut streets and intersections are completed to the satisfaction of the Town of Farragut.
2. There is a discrepancy between the length of the taper recommended in the traffic impact study vs. the length shown on the plan set. Please either clarify or modify to ensure that the two are consistent.
3. A letter of credit to ensure the satisfactory completion of the items recommended in the traffic impact study being submitted in a dollar amount provided by the Town Engineer.

Jason Hunt and the developer answered questions and noted that they agreed with the staff conditions and would address.

A motion was made by Mayor Williams to follow the staff's recommendation. The motion was seconded by Commissioner Greene and was approved unanimously.

4. 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)**

For discussion purposes only.

5. Approval of utilities

Mayor Williams noted some concerns he had with the subcontractor being used for the LCUB fiber installation project. They were leaving areas disturbed, not corresponding well with citizens and have a disabled vehicle parked on a street in the Sugarwood Subdivision that is creating visibility obstructions.

6. Citizen forum

None.

The meeting was adjourned at 6:47 p.m.



Shannon Preston, Secretary