



Town of Farragut, Tennessee  
**Municipal Planning Commission Meeting**

Farragut Town Hall  
11408 Municipal Center Drive

Thursday, August 21, 2025 at 6:00 PM

**MINUTES**

**I) Roll Call**

Chairman Pinchok called the meeting to order at 6:00 PM. Roll Call for attendance: Mayor Williams, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok, Commissioner Wright; Vice-Mayor Meyer and Commissioner Devlin were absent; in addition to staff and members of the press.

**II) Approval of Agenda**

Motion was made to approve the agenda as presented. Moved by Commissioner Povlin, seconded by Commissioner Greene; voting yes, Mayor Williams, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok, Commissioner Wright; voting nay, None; Vice-Mayor Meyer and Commissioner Devlin were absent; motion Passed.

**III) Approval of Minutes**

**A) Minutes from July 17, 2025 Meeting**

Motion was made to approve the minutes from July 17, 2025 meeting. Moved by Commissioner Myers, seconded by Commissioner Povlin; voting yes, Mayor Williams, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Chairman Pinchok, Commissioner Wright; voting nay, None; Vice-Mayor Meyer and Commissioner Devlin were absent; motion Passed.

**IV) Action Items**

**A) Request for approval of the McFee Dog Park Design (Town of Farragut, Applicant)**

Motion was made to approve design concept for the Dog Park at McFee Park. Moved by Commissioner Povlin, seconded by Commissioner Greene; voting yes, Mayor Williams, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok, Commissioner Wright; voting nay, None; Vice-Mayor Meyer and Commissioner Devlin were absent; motion Passed.

**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)**

Motion was made to approve the preliminary plans for the Virtue Road/Boyd Station Road improvements as presented. Moved by Mayor Williams, seconded by Commissioner Povlin; voting yes, Mayor Williams, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston,

Chairman Pinchok, Commissioner Wright; voting nay, None; Vice-Mayor Meyer and Commissioner Devlin were absent; motion Passed.

- 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).**

Motion was made to approve the fiber optic extension subject to obtaining a right of way permit through the Town's engineering department and coordinating with the service owner on the extension of fiber to the building. Moved by Commissioner Meyers, seconded by Commissioner Povlin; voting yes, Mayor Williams, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok, Commissioner Wright; voting nay, None; Vice-Mayor Meyer and Commissioner Devlin were absent; motion Passed.

- 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)**

Motion was made to approve the cable extension project subject to the open trench section being directional boring and obtaining a right of way permit from the Town's engineering department. Moved by Commissioner Povlin, seconded by Mayor Williams; voting yes, Mayor Williams, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok, Commissioner Wright; voting nay, None; Vice-Mayor Meyer and Commissioner Devlin were absent; motion Passed.

- 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)**

Motion was made to approve the water line relocation subject to obtaining a right of way permit through the Town's engineering department. Moved by Commissioner Povlin, seconded by Mayor Williams; voting yes, Mayor Williams, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok, Commissioner Wright; voting nay, None; Vice-Mayor Meyer and Commissioner Devlin were absent; motion Passed.

- F) Request for approval for a sewer line relocation along Union Road just west of Brochart Boulevard associated with the Union Road improvement project (FUD, Applicant)**

Motion to approve the installation of 335' of 20" iron pipe sewer line to replace and relocate the existing line which will be abandoned in place. The approval is subject to obtaining a right of way permit through the Town's engineering department, which includes erosion and traffic control and platting a new sanitary sewer line easement.

Moved by Commissioner Greene, seconded by Commissioner Myers; voting yes, Mayor Williams, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok, Commissioner Wright; voting nay, None; Vice-Mayor Meyer and Commissioner Devlin were absent; motion Passed.

**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)**

Motion was made to approve the site plan subject to the following:

1. Please make sure the date is through the civil engineer's seal on the final plan set.
2. Please provide a drainage fee for \$471.
3. A landscape plan will be required for replacement trees.

Moved by Commissioner Myers, seconded by Mayor Williams; voting yes, Mayor Williams, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok, Commissioner Wright; voting nay, None; Vice-Mayor Meyer and Commissioner Devlin were absent; motion Passed.

**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)**

Motion was made to approve the site plan subject to the following conditions:

1. FUD will need to approve the water and sewer sheets.
2. On Sheet A3.1, the required masonry percentage is at least 75% of the net facade area. Please adjust the materials and plans to reflect this.
3. Please double check to make sure the roof mounted HVAC units will be screened by the building parapet so they are not visible from adjacent properties or rights of ways.
4. Please update the cross access location per discussions with the owner of the Stonecrest Shopping Center.
5. Please ensure that the architect's signature and date break the seal on Sheets A1.1 and A3.1.
6. Please include a parking summary to show that the number of compact car spaces is not more than 20% of the total required parking spaces.
7. Please complete a stormwater maintenance agreement for this development.

Moved by Commissioner Povlin, seconded by Mayor Williams; voting yes, Mayor Williams, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok, Commissioner Wright; voting nay, None; Vice-Mayor Meyer and Commissioner Devlin were absent; motion Passed.

**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)**

Motion was made to approve the site plan subject to the following conditions:

1. FUD will need to approve the water and sewer sheets.
2. On Sheet A3.1, the required masonry percentage is at least 75% of the net facade area. Please adjust the materials and plans to reflect this.
3. Please double check to make sure the roof mounted HVAC units will be screened by the building parapet so they are not visible from adjacent properties or rights of ways.
4. Please update the cross access location per discussions with the owner of the Stonecrest Shopping Center.
5. Please ensure that the architect's signature and date break the seal on Sheets A1.1 and A3.1.
6. Please include a parking summary to show that the number of compact car spaces is not more than 20% of the total required parking spaces.
7. Please complete a stormwater maintenance agreement for this development.

Moved by Mayor Williams, seconded by Commissioner Povlin; voting yes, Mayor Williams, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok, Commissioner Wright; voting nay, None; Vice-Mayor Meyer and Commissioner Devlin were absent; motion Passed.

**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)**

Motion was made to approve the site plan subject to the following conditions:

1. In the final site plan set, please include the building elevation sheets and all exterior lighting cut sheets and information is included with the remainder of the site plan so that all site-related information is in one set.
2. Please more clearly show each lighting fixture cut sheet and how it will meet the Town's Outdoor Site Lighting requirements.
3. The Planning Commission's approval of the appropriate accent trim color consistent with the Town's adopted color palette.
4. Please ensure that the signature and date break the seal on the engineer's stamp.
5. A landscape plan is going to the VRRB on August 26.
6. A grading permit is required which will also cover the demolition.

Moved by Commissioner Povlin, seconded by Mayor Williams; voting yes, Mayor Williams, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok, Commissioner Wright; voting nay, None; Vice-Mayor Meyer and Commissioner Devlin were absent; motion Passed.

Commissioner Wright left at 7:10 PM.

**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)**

Motion was made to approve Resolution PC-25-06, which recommends approval of Ordinance 25-13 to the Board of Mayor and Aldermen.

Moved by Commissioner Povlin, seconded by Mayor Williams; voting yes, Mayor Williams, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok; voting nay, None; Vice-Mayor Meyer, Commissioner Devlin, and Commissioner Wright were absent; motion Passed.

**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)**

Discussion purposes only.

**VI) Approval of Utilities**

**VII) Citizens Forum**

Greg Wiberley, 12603 Evans Rd

  
\_\_\_\_\_  
Planning Commission Secretary