



Municipal Planning Commission Meeting
Thursday, February 19, 2026 at **6:00 PM**

Farragut Town Hall
11408 Municipal Center Drive

AGENDA

- I) Call to Order
- II) Approval of Agenda
- III) Approval of Minutes
 - A) Approval of minutes from the January 15, 2026 meeting
- IV) Action Items
 - A) Discussion and public hearing on Ordinance 26-06, an ordinance to amend the Farragut Code of Ordinances, Chapter 111 – Stormwater Management Control, Section 111-7. Design Standards for Detention and/or Retention Ponds, to remove the requirement for stormwater detention in the lower portion of a watershed where engineering documentation can demonstrate that this would have a positive effect on overall stormwater management due to the timing of stormwater runoff
 - B) Discussion and approval of preliminary plans for the N. Watt Road roundabout at 301 N. Watt Road
- V) Discussion Items
 - A) Discussion on updating the requirements for customary home occupations, as provided for in the Farragut Code of Ordinances, Appendix A., Zoning., Chapter 4., Section VI., Customary home occupations
 - B) Discussion on modifying the Farragut Code of Ordinances, Appendix A. - Zoning., Chapter 3., Section I. - Agricultural district (A), to provide for estate lot regulations
- VI) Approval of Utilities

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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

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.



Town of Farragut, Tennessee
Municipal Planning Commission Meeting

Farragut Town Hall
11408 Municipal Center Drive

Thursday, January 15, 2026 at 6:00 PM

MINUTES

I) Call to Order

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

II) Approval of Agenda

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

III) Approval of Minutes

A) Approval of minutes for the December 18, 2025 meeting

Motion was made to approve the minutes from the December 18, 2025 meeting as presented. Moved by Mayor Williams, seconded by Vice-Mayor Meyer; voting yes, Mayor Williams, Vice-Mayor Meyer, Commissioner Greene, Commissioner Povlin, Chairman Pinchok; voting nay, None; Commissioner Myers and Commissioner Preston abstained; Commissioner Devlin and Commissioner Wright were absent; motion Passed.

IV) Action Items

A) Presentation of a proclamation to commemorate Betty Dick Day

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

- B) Request for approval to extend fiber cable for Comcast along the north side of Kingston Pike just east of the intersection with Brooklawn Street, then along the east side of N. Campbell Station Road crossing N. Campbell Station Road and along the south side of Jamestowne Boulevard to service 11507 Kingston Pike (Comcast, Applicant)

Mark Shipley, Community Development Director, reviewed this item and recommended approving the project, subject to obtaining a right of way permit from the Town's Engineering Department.

Motion was made to follow the staff's recommendation. Moved by Commissioner Povlin, seconded by Mayor Williams; voting yes, Mayor Williams, Vice-Mayor Meyer, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok; voting nay, None; Commissioner Devlin and Commissioner Wright were absent; motion Passed.

- C) Discussion and public hearing on a site plan for the West End Center, Phase 3, 171 West End Avenue, Zoned C-1/MUTC (The Architecture Collaborative, Applicant)

Mark Shipley, Community Development Director, reviewed this item and recommended approving the site plan subject to the following items being satisfactorily addressed:

1. Please consider adding a sidewalk section to access the new dumpster enclosure off West Point Drive to avoid walking in the street.
2. Please highlight (on the site layout sheet) the location and include the square footage of landscaped areas required between the building and parking lot and accessways.
3. The tree preservation/removal plan is part of the site plan submittal. Please include in the final site plan set.
4. Please note that a separate landscape plan will be required in association with this project.
5. Please clarify on the architectural sheets that masonry is face brick in relation to this building.
6. The utility plan needs to show transformer locations and other utility structures, especially given the building's proximity to the street.
7. On the site lighting sheets please list the footcandle readings along the property lines, please include a column to verify compliance with the Kelvin temperature maximum, please note that the mounting height for wall fixtures cannot exceed 15 feet, and please ensure that the fixture cut sheets are legible.
8. Please provide an irrevocable letter of credit for \$5,000 for erosion control and site stabilization.
9. Please note that staff will be presenting a text amendment discussion item to the Planning Commission that, if ultimately approved as a change to the Stormwater Ordinance, might make this site eligible for exemption from the need to detain stormwater runoff.

Motion was made to follow the staff's recommendation. Moved by Mayor Williams, seconded by Commissioner Greene; voting yes, Mayor Williams, Vice-Mayor Meyer, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok; voting nay, None; Commissioner Devlin and Commissioner Wright were absent; motion Passed.

- D) Discussion and public hearing on right of way improvements associated with the EZ Stop Convenience Market to be constructed outside the Town limits at 1064 Concord Road, 4.69 Acres, Zoned CN (Knox County Zoning)(Cannon & Cannon, Applicant)

Mark Shipley, Community Development Director, reviewed this item and recommended approving the proposed right of way improvements subject to obtaining a right of way permit from the Town's Engineering Department and providing an irrevocable letter of credit for \$20,000 to ensure that any damaged areas are restored to their pre-development condition.

Motion was made to follow the staff's recommendation. Moved by Commissioner Myers, seconded by Mayor Williams; voting yes, Mayor Williams, Vice-Mayor Meyer, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok; voting nay, None; Commissioner Devlin and Commissioner Wright were absent; motion Passed.

V) Discussion Items

- A) Discussion on Amendments to the Farragut Code of Ordinances, Chapter 111-Stormwater Management Control, Section 111-7. - Design standards for detention and/or retention ponds, to provide exemptions related to the peak discharge of stormwater in the lower portions of major watersheds

Discussion only.

VI) Approval of Utilities

None.

VII) Citizens Forum

Joe LaCroix, 1123 Farragut Hills Boulevard, made comments.

Meeting adjourned at 6:52 PM.

Municipal Planning Commission Secretary

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director
Darryl Smith, Town Engineer

Subject: Discussion and public hearing on Ordinance 26-06, an ordinance to amend the Farragut Code of Ordinances, Chapter 111 – Stormwater Management Control, Section 111-7. Design Standards for Detention and/or Retention Ponds, to remove the requirement for stormwater detention in the lower portion of a watershed where engineering documentation can demonstrate that this would have a positive effect on overall stormwater management due to the timing of stormwater runoff

Introduction & Background:

This item was discussed at the January 15 Planning Commission meeting. As noted during that discussion, there is a reasonable argument to allow developments in the lower portions of large watersheds to be exempt from stormwater detention requirements. This should be considered only for developments draining directly into a major stream, or only across other properties that are part of the same development before entering the stream.

Discussion & Recommendations:

The time required for runoff from the farthest reach of the watershed to flow overland and on to the larger stream to a downstream location dictates the time of the peak discharge at that particular location. If a site in the lowest portions of the watershed does not detain its runoff, the peak discharge from the site might be released long before the peak discharge from the major stream arrives from higher portions of the watershed. Simply stated, omitting detention at the lowest portions of the watershed can actually reduce the peak discharge of the overall watershed.

The amendments that are reflected in Ordinance 26-06 would modify Section 111-7, adding language that would allow omission of detention in the lowest portions of Turkey Creek, North Fork of Turkey Creek and Little Turkey Creek.

Along with Ordinance 26-06, included in the packet is Resolution

PC-26-01, which recommends approval of Ordinance 26-06. Staff recommends approval of Resolution PC-26-01.

Recommended By: Darryl Smith, Town Engineer

Proposed Motion: To recommend approval of Resolution PC-26-01.

RESOLUTION PC-26-01

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO SUPPORT AN AMENDMENT TO THE FARRAGUT CODE OF ORDINANCES, CHAPTER 111 – STORMWATER MANAGEMENT CONTROL, SECTION 111-7. DESIGN STANDARDS FOR DETENTION AND/OR RETENTION PONDS, TO ADD A NEW SECTION THAT WOULD PROVIDE AN OPTION FOR REMOVING THE REQUIREMENT FOR STORMWATER DETENTION IN THE LOWER PORTION OF A SPECIFIED WATERSHED WHERE ENGINEERING DOCUMENTATION CAN DEMONSTRATE THAT THIS WOULD HAVE A POSITIVE EFFECT ON OVERALL STORMWATER MANAGEMENT DUE TO THE TIMING OF STORMWATER RUNOFF

WHEREAS, the Tennessee Code Annotated, Section 13-4-201 et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

WHEREAS, the Farragut Municipal Planning Commission has adopted various ordinances and regulations, including Stormwater Management Control, to help implement the general plan for physical development provided in the Tennessee Code Annotated; and

WHEREAS, a public hearing was held on this request on February 19, 2026;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, Ordinance 26-06, to amend the Farragut Code of Ordinances, Chapter 111 – Stormwater Management Control, Section 111-7. Design Standards for Detention and/or Retention Ponds, to remove the requirement for stormwater detention in the lower portion of a watershed where engineering documentation can demonstrate that this would have a positive effect on overall stormwater management due to the timing of stormwater runoff.

ADOPTED this 19th day of February 2026.

Ron Pinchok, Chairman

Shannon Preston, Secretary

ORDINANCE: Ordinance 26-06
PREPARED BY: Smith/Shipley
REQUESTED BY: Staff
CERTIFIED BY FMPC: February 19, 2026
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE TO AMEND THE FARRAGUT CODE OF ORDINANCES, CHAPTER 111 – STORMWATER MANAGEMENT CONTROL, SECTION 111-7. DESIGN STANDARDS FOR DETENTION AND/OR RETENTION PONDS, TO ADD A NEW SECTION THAT WOULD PROVIDE AN OPTION FOR REMOVING THE REQUIRMENT FOR STORMWATER DETENTION IN THE LOWER PORTION OF A SPECIFIED WATERSHED WHERE ENGINEERING DOCUMENTATION CAN DEMONSTRATE THAT THIS WOULD HAVE A POSITIVE EFFECT ON OVERALL STORMWATER MANAGEMENT DUE TO THE TIMING OF STORMWATER RUNOFF

WHEREAS, the Town has adopted Stormwater Management Control requirements in its Code of Ordinances to help regulate stormwater quantity and quality in association with development and/or re-development;

WHEREAS, one of the requirements provides for the detention of stormwater for different design storm events as part of development and/or re-development to help specifically manage stormwater quantity;

WHEREAS, stormwater detention in the lower portion of a watershed may result in more concentrated peak discharge as detained stormwater could be releasing at the same time stormwater in the upper portions of a watershed is passing through the watershed;

WHEREAS, an option that may alleviate issues with the peak discharge of stormwater is to evaluate the requirement for detaining stormwater in the lower portion of a watershed if proven to be more problematic than being undetained in terms of stormwater volume control;

NOW, THEREFORE, BE IT ORDAINED, that the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend the Farragut Code of Ordinances, Chapter 111 – Stormwater Management Control, Section 111-7. Design Standards for Detention and/or Retention Ponds, to remove the requirement for stormwater detention in the lower portion of a watershed

where engineering documentation can demonstrate that this would have a positive effect on overall stormwater management due to the timing of stormwater runoff, by adding subsection (g) as follows:

SECTION 1.

Sec. 111-7. – Design standards for detention and/or retention ponds.

- (g) At the discretion of the Town Administrator or his/her designee, detention may not be required under the following conditions:
- (1) The project site discharges stormwater runoff directly into Turkey Creek west of Admiral Road, or directly into the North Fork of Turkey Creek south of Kingston Pike, or directly into Little Turkey Creek south of Needlegrass Lane. Qualifying properties must directly abut the stream sections listed or be a property that is associated with and/or part of a larger development with a unified stormwater system where portions of the development directly abut the stream sections listed.
 - (2) It can be demonstrated that stormwater detention for a project site is unwarranted due to the development’s location in the lower portion of the watershed and the timing of the peak discharge without detention. The developer must submit complete hydrologic and hydraulic computations prepared by a registered civil engineer with expertise in hydrology to support this conclusion. Typically, this might occur in the very lowest downstream reaches of a major watershed, if it can be proved that undetained stormwater should be discharged quickly to avoid the peak discharge timing for the entire watershed; and
 - (3) Even if stormwater detention is unwarranted for the above situations, the site development must still employ low-impact development practices and water quality treatment, as provided for in this chapter.

SECTION 2.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Ron Williams, Mayor

Christine Fletcher, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2026, with approval recommended.

Ron Pinchok, Chairman

Shannon Preston, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Darryl Smith, Town Engineer

Subject: Discussion and approval of preliminary plans for the N. Watt Road roundabout at 301 N. Watt Road

Introduction & Background: The purpose of this item is discussion and approval of plans to construct a roundabout on Watt Road at the southern entrance to Mayor Bob Leonard Park (MBLP).



Discussion & Recommendations: The intent of the project is to provide a safer entrance to MBLP by slowing vehicles as they pass the southern entrance. The roundabout will also discourage heavy truck traffic that might be using Watt Road to avoid the truck scales on Interstate 40/75 just east of Watt Road. The proposed roundabout has an outer radius of 70 feet. For comparison, the roundabout at Northshore Drive and Concord Road has an outer radius of approximately 66 feet and the roundabouts on McFee Road have a radius of approximately 50 feet.

Seth Bradley of Thompson Engineering will be present to answer questions about the project.

Recommended By: Darryl Smith, Town Engineer

Proposed Motion: Approval of plans for construction of a roundabout on Watt Road at the southern entrance to MBLP.

Proposed North Watt Road Roundabout Location

-  Town Limit
-  Mayor Bob Leonard Park



1:3,608

Map Prepared: 2/5/2026



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Watt Road Roundabout

Knoxville - Knox County - KUB Geographic Information System

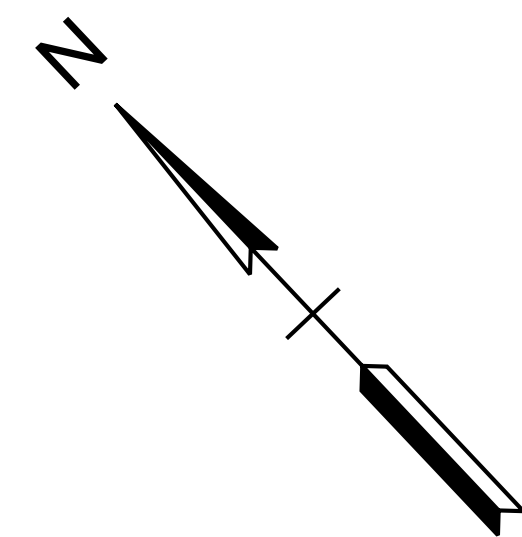
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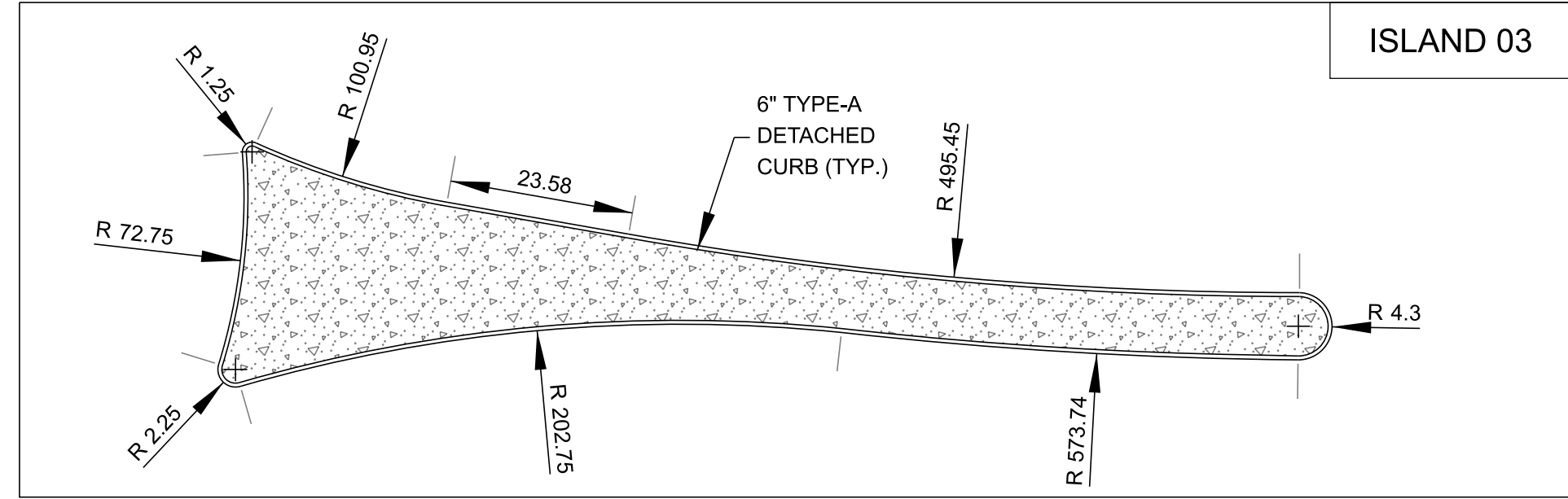
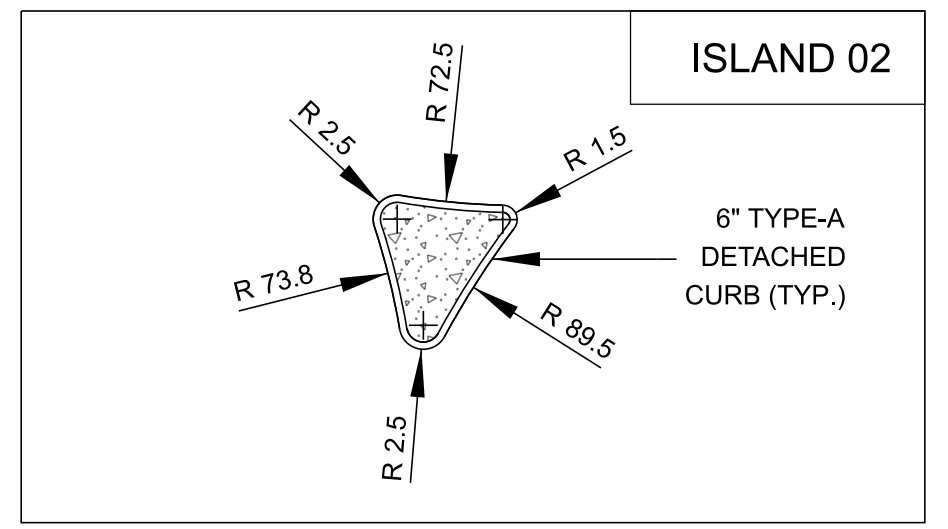
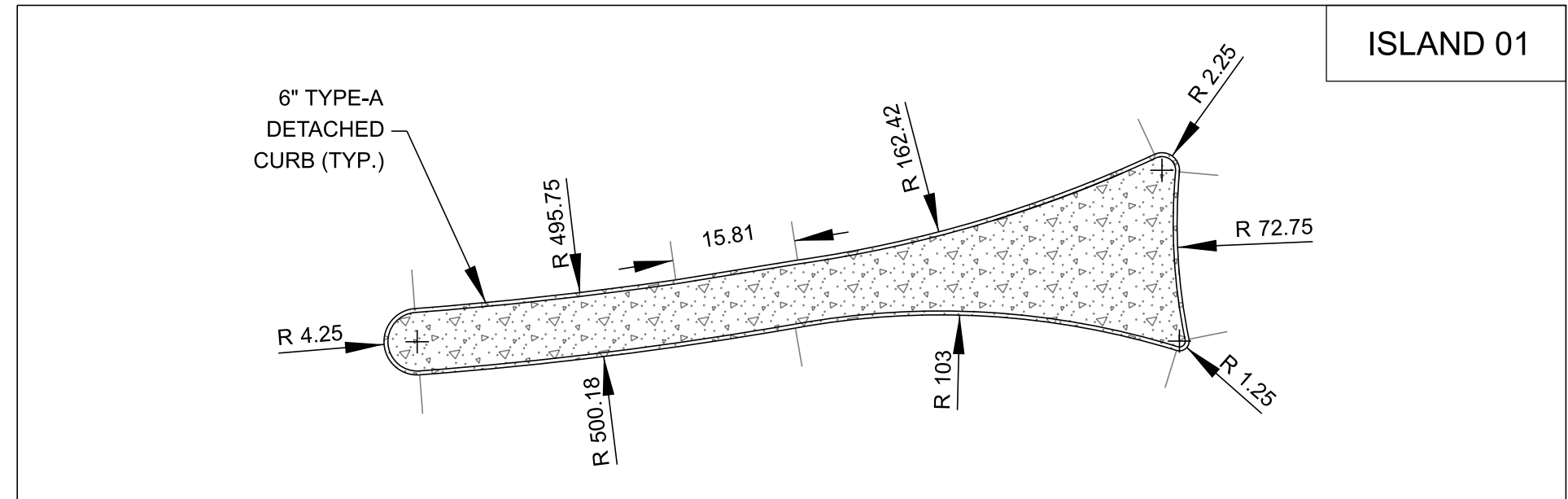
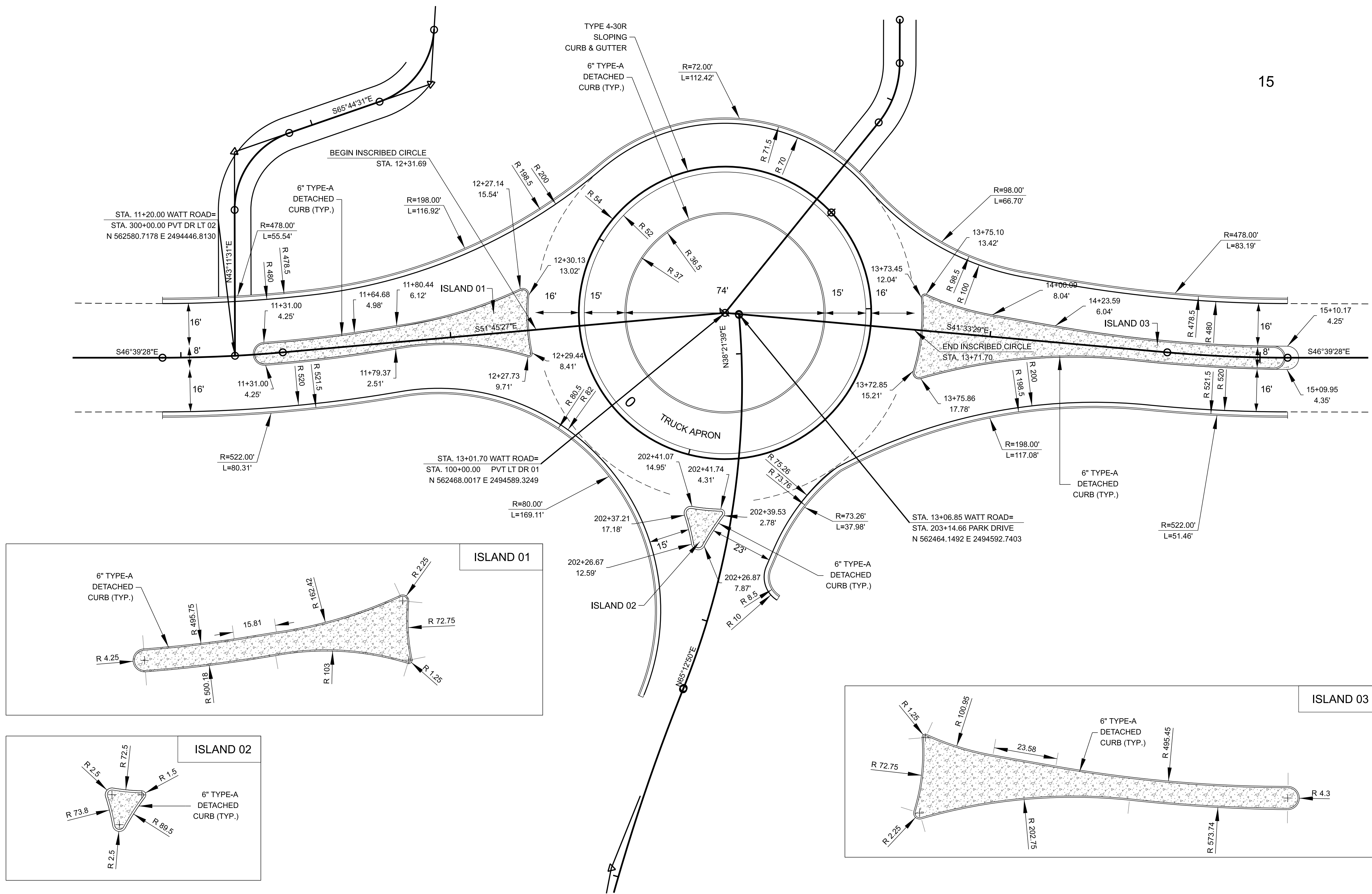


TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2025	1024085828	2G1



100

15



**R.O.W.
FIELD
REVIEW**

SEALED BY

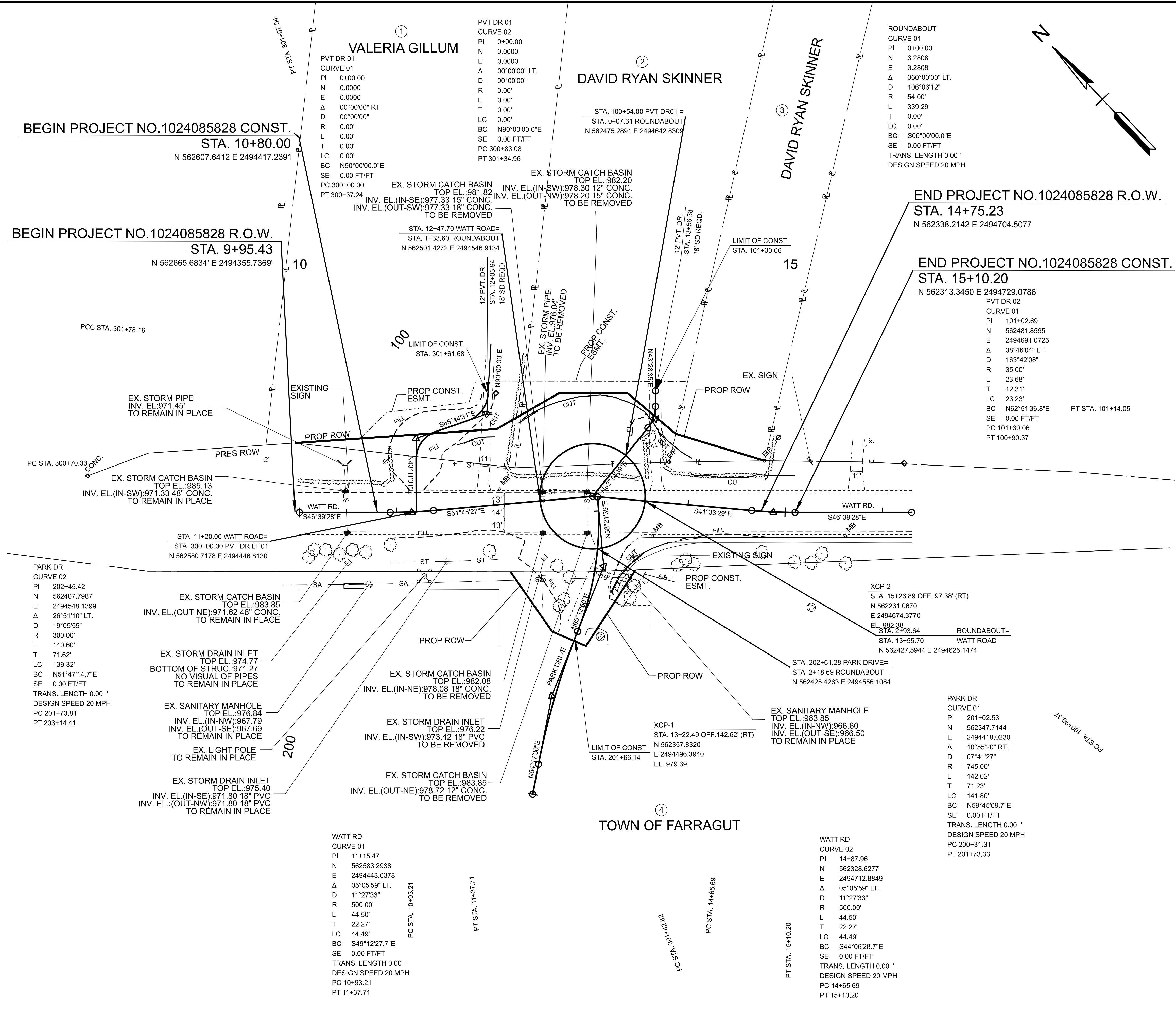
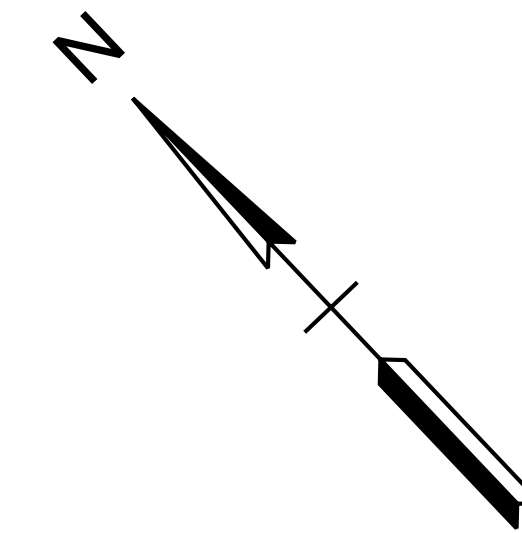
COORDINATES ARE NAD 83(2011), ARE DATUM ADJUSTED BY THE FACTOR OF 1.000009 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988 WITH GEOID 18.

**ROUNDABOUT
DETAIL**

SCALE: 1" = 20'

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TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2025	1024085828	4



**R.O.W.
FIELD
REVIEW**

SEALED BY

COORDINATES ARE NAD 83(2011), ARE DATUM ADJUSTED BY THE FACTOR OF 1.000009 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988 WITH GEOID 18.

**PRESENT
LAYOUT**

 STA. 9+95 TO STA. 15+10
 SCALE: 1" = 50'

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REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Bart Hose, Assistant Community Development Director

Subject: Discussion on updating the requirements for customary home occupations, as provided for in the Farragut Code of Ordinances, Appendix A., Zoning., Chapter 4., Section VI., Customary home occupations

Introduction & Background:

This item involves proposed amendments to the Town’s Customary Home Occupation regulations. As you know, these amendments have been under review and discussion since late 2024. This effort has involved a small citizen input group and several Planning Commission workshop discussion meetings. An amending ordinance was presented to the Planning Commission in August 2025, and subsequently forward on to the Board of Mayor and Aldermen for adoption. The regulatory approach taken in this proposed amendment involved categorizing a wider range of permissible home occupations into one of two tiers, with different permitting requirements and, in some cases, different development standards applied to specific uses or use categories based on the tier and the type of use. These standards were intended to limit the scale and potential impacts of the proposed home occupations on neighboring properties. The use of categorization and/or differential standards for different types of home occupations is a regulatory approach used by other local governments. However, during the ordinance adoption process, the Town was made aware of a court case in Middle Tennessee dealing with home occupations and equal protection issues. The Town Attorney has since reviewed the case and the Town’s proposed regulations, and although the Middle Tennessee case is under appeal, has advised that the two-tier approach should be abandoned, and a single set of requirements should be applied to all permitted home occupations. The Town staff has since been working on revisions based on our attorney’s advice.

Discussion & Recommendations:

As in past discussions, a primary zoning issue regarding customary home occupations involves the potential impacts on the

residential character of a neighborhood. In other words, at what point do the activities and likely impacts associated with a home occupation go beyond what should reasonably be expected and accepted in a residential neighborhood in Farragut.

The revised regulations are being presented for discussion. They eliminate the two-tier regulatory approach and apply a single set of requirements/standards for all permissible home occupations.

They also maintain the original goal of allowing a wider range of business uses as home occupations, provided all applicable standards are met. The main objectives of the revisions and modified standards include the following:

1. To protect the residential character of residentially zoned properties and neighborhoods.
2. To update and clarify the existing customary home occupations regulations, and to supplement them where needed to accommodate the goal of allowing a wider range of business uses.
3. To regulate the effects and impacts of home occupations on neighboring properties, regardless of the type of business use, with performance criteria that are reasonably enforceable.

Please find enclosed a copy of the revised draft regulations, a copy of the existing regulations, and a side-by-side comparison of the draft vs existing regulations. The issue of commercial vehicles, particularly larger types not typically associated with residential use, remains a question that needs to be considered. The presence and use characteristics (frequency, odd hours of activity, etc.) can run counter to the concept of maintaining residential character and what is customarily expected in a residential neighborhood in Farragut. The Town staff have also discussed separating the commercial vehicle issue from the home occupation regulations and instead simply regulating their storage and parking on all residential properties in all residential zones elsewhere in the code. The draft regulations propose adding the commercial vehicle provisions to the town's existing Nuisances and Property Maintenance Code.

The staff is requesting comment and input on the new regulatory approach and the proposed standards.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: N/A

Customary Home Occupation Regulations – Draft, 2/19/26 PC Meeting

Proposed Amendments to the Zoning Ordinance and the Nuisances and Property Maintenance Codes.

1. The existing Home Occupation definition in the Municipal Zoning Ordinance (Appendix A., Chapter 2. of the Farragut Municipal Code) would be replaced by the following definition.

Home Occupation / Home-Based Business – a gainful business, profession, occupation, or trade conducted by a resident as an accessory use to and within their residential dwelling unit, provided all applicable regulations and requirements of the Town of Farragut are met. For the purposes of these regulations the terms home occupation and home-based business may be used interchangeably.

2. The existing Home Occupation regulations in Chapter 4 of the Municipal Zoning Ordinance (Appendix A. of the Farragut Municipal Code) would be replaced by the following requirements.

Section VI. - Customary home occupations / home-based businesses

It is the intent of this section to establish the permitting process, regulatory framework, and development criteria for small scale customary home occupations/home-based businesses in order to limit and manage their potential impacts on surrounding residential properties. Where permitted, customary home occupations/home-based businesses shall be considered as a conditional accessory use to a principal residential dwelling unit/use.

Applicability. This section and its requirements are applicable to all home occupations / home-based businesses operating within the Town of Farragut.

A. Operational Requirements and Development Standards

The following requirements and development standards shall apply to all home occupations/home-based businesses.

1. Home occupations shall be undertaken by the residents/occupants of the dwelling unit. Only one employee other than a resident of the dwelling may be working on site at any time.
2. The physical location/address of the home occupation shall not be used as a staging location for offsite employees or work crews who may be dispatched/sent for offsite work.
3. Home occupations must be conducted entirely within the dwelling unit (including attached garage). Accessory buildings shall not be used in connection with a home occupation, including for the storage of equipment, materials, supplies, goods, customer goods, or articles associated with the business.
4. The use of a dwelling unit for a home occupation shall be clearly accessory, incidental, and subordinate to its use for residential purposes..

5. If the residents of the dwelling wish to engage in more than one home occupation, each home occupation must be permitted separately.
6. There shall be no change or alteration to the exterior appearance of any building that would indicate the presence of the home occupation. The residential character of both the lot and dwelling must be maintained.
7. With the exception of business-related commercial vehicles or trailers, as regulated in Section 14.52 of the Farragut Property Maintenance Code, there shall be no outdoor storage of equipment, materials, supplies, goods, customer goods, or articles associated with the home occupation.
8. No material increase in additional traffic or parking congestion shall be generated in connection with the home occupation other than what would be expected of a typical residence. ITE (Institute of Transportation Engineers) trip generation rates, standard trips per day, for the applicable residential land use shall be used to evaluate any increases in additional traffic. Adequate off-street parking shall be provided for any home occupation that involves on-site client/customer visits.
9. Parcel services (deliveries/pickups) shall be limited to typical residential household public or private parcel service carriers (e.g. USPS, FedEx, UPS, Amazon).
10. No equipment or process shall regularly be used in connection with a home occupation that creates recurring noise, vibration, glare, fumes, odors, or electrical interference that is detectable to the normal senses off of the lot and creates a disturbance to a neighboring property owner.
11. Solid waste containers shall be limited to the sizes and types typically found in residential areas. The use of dumpsters and other larger types of solid waste containers for a home occupation shall be prohibited.
12. The home occupation shall not adversely affect public safety through the storage or generation of explosive, flammable, or hazardous materials in quantities which could constitute a neighborhood danger based on the determination of the Town Administrator or their designee. In addition, all such materials must be disposed of properly and offsite.
13. Signs shall be limited to one non-illuminated wall mounted sign not to exceed two square feet in area.
14. Home occupations shall be in conformance with all other applicable regulations and standards of the Town.

B. Uses.

For the purposes of this ordinance, any business use may be considered for approval as a home occupation provided, it meets the requirements and standards listed in Part A above. Permitted home occupations typically include but are not limited to the following.

1. **Office based businesses/professions** providing remote management, administrative, or professional and business services including, but not limited to, accountants,

architects, attorneys, engineers, planners, information technology consultants, data entry services/clerks, management or financial consultants, real estate or insurance agents, or like professions;

2. Sales agents, sales representatives, and online sales;
3. Artistic and creative professions including, but not limited to, artists, authors, graphic designers, photographers, musicians and recording artists, interior designers, event planners, sewists, bakers and caterers, or like professions;
4. Personal services including, but not limited to, seamstresses and tailors, personal beauty and well-being services, including cosmetologist, hairdresser or barber services, and spa services;
5. Counseling services;
6. Offices for contractors or trades persons, and mobile service providers, such as dog grooming, auto detailing, maintenance service, courier service, or mobile food vendor;
7. Tutoring and instruction services including, but not limited to, academics, arts, crafts, fitness, swim lessons and similar subjects; and
8. Artisan and craftsperson production, and related minor assembly, fabrication, and repairs including woodworking, pottery, jewelry making and repair, watch and clock repair, gunsmithing, gift basket assembly, and similar activities conducted at a scale typical of home arts and craft activities.

C. Prohibited Home Occupations

Any home occupation not meeting the requirements and standards of this section, and/or any other applicable regulations and standards of the Town of Farragut, shall be prohibited.

D. Application/permit process

1. Applicants shall submit a completed Home Occupation Application and the required fee to the Town Hall. Applicants may be required to provide additional information and documentation regarding the scale and scope of the proposed home occupation, and/or meet with Town staff to ensure that the proposed use will be in conformance.
2. Town staff shall review the application for completeness and conformance with all applicable requirements. Where applicable, the applicant shall also be required to have, or be in the process of acquiring, a Town of Farragut Business Privilege License and shall provide documentation of such with any home occupation permit request. A complete home occupation permit application will be reviewed and approved or

denied within 15 working days of its submittal. If denied, the applicant may appeal the staff's decision to the Farragut Board of Zoning Appeals for an administrative review of such a decision.

3. An approved application shall represent the permit and shall constitute a conditional agreement to operate the home occupation in accordance with all applicable requirements. Said approved application/permit shall be revocable at any time and become void in the event the home occupation no longer complies with the Town's applicable requirements.
4. Approved home occupation permits are conditional and limited to the specific applicant, occupation type, and subject property. They are non-transferable to other occupation types, persons, or properties.

3. The definition section of the existing Nuisances and Property Maintenance Code (Chapter 14., Article 1., of the Farragut Municipal Code) would be amended by adding the following definition.

Commercial Vehicle: For the purposes of these regulations, a commercial vehicle shall be any motor vehicle or trailer licensed and/or primarily used for commercial purposes, which exceeds 22 feet in length and/or 8 feet in height (body of the vehicle). Passenger cars and vans, CUV/SUVs, and light/medium duty pickup trucks typically expected to be found in a residential area shall not be considered as commercial vehicles regardless of their use.

4. The Property Maintenance Code (Chapter 14., Article 2., Division 3. of the Farragut Municipal Code) would be amended by adding "Commercial Vehicles" to the titles of Division 3 and Section 14.25 and adding the following requirements to Section 14.25.

- On any land either zoned or used for residential purposes, one commercial vehicle, as defined in these regulations, may be parked or stored provided it is located behind the front plane of the principal building (residence) on the lot, is no more than 27 feet in length, and is parked or stored on a approved surface as required elsewhere in these regulations. The parking or storage of commercial vehicles in excess of 27 feet in length shall be prohibited on properties zoned and/or used for residential purposes, except for vehicles actively providing services to/on the residential property, including moving vans and those associated with on-site construction.
- No commercial vehicle, as defined in these regulations, shall be permitted to be parked on a public street within an area zoned residential, except for vehicles actively providing services to/on an adjoining residential property.

Sec. VI. - Customary home occupations. **Existing Regulations**

It is the intent of this section to establish the permitting process and the development criteria for Customary Home Occupations.

A. Application/permit process.

1. Applicants shall submit a completed Customary Home Occupation Application and the required fee to the town hall;
2. Town staff shall review the application for conformance with the requirements and approve or deny the application within 15 working days of submittal. If the application is denied, the applicant may appeal staff's decision to the Farragut Board of Zoning Appeals (BZA); and
3. The approved application shall represent the permit and shall constitute a contract agreement.

B. All Customary Home Occupations shall comply with the following development criteria:

1. Home occupations shall be undertaken by the residents of the dwelling unit;
2. No more than one person other than members of the family residing on the premises shall be engaged in such occupation;
3. The space devoted to the home occupation shall not exceed 20 percent of the gross floor area of the principal building;
4. No alteration to any building shall indicate from the exterior that the building is being used for other than residential purposes;
5. No articles, materials, goods, or equipment indicative of the home occupation shall be visible from any public street, or adjacent properties. Outdoor sales and storage is prohibited;
6. No traffic shall be generated by the home occupation in greater volume than would normally be expected in a residential neighborhood. Off-street parking shall be provided;
7. The proposed uses shall not increase noise, vibration, glare, fumes, odors, or electrical interference;
8. Where applicable, recognized professional licenses and required permits of the occupant(s) trade or trades which are practiced shall be obtained and maintained as valid; and
9. Dwelling units and accessory buildings shall not be used as a primary or incidental storage facility for a business, industry, commercial, or agricultural activity conducted elsewhere.

C. The following occupations are permitted as customary Home Occupations:

1. Artist, photographer, sculptor, graphic artist, wood worker, writer, or author;

2. Craftsperson;
3. Dressmaker, milliner, seamstress, tailor, baker, or interior decorator;
4. Personal services such as masseuse, manicurist, cosmetologist, hair dresser, and barber;
5. Sales representative;
6. Lawyer, engineer, architect, land planner, drafts person, manufacturing or company representative, off-site inspector, broker, financial or business consultant, real estate representative, insurance agent, or accountant;
7. Computer programmer, word processor, telemarketer, telephone answering service, information specialist, or similar uses which are in support of computer related technology;
8. Teaching, including tutoring, musical instruction, or dancing;
9. Home day care and babysitting, provided that the total number of clients does not exceed four and that such clients are cared for less than 18 hours per day; and
10. Other similar occupations as determined by the Board of Zoning Appeals.

(Ord. No. 86-16, 4-1986; Ord. of 2-2006)

Home Occupation Ordinance Comparison, Existing vs Proposed Regulations
 February 2026

Provision/Topic	Existing Regulations	Proposed Regulations
Application of Requirements/Regulations.	Apply to all home occupations where they are listed as permitted uses in existing zoning districts.	No change.
Permits	Required for all home occupations.	No Change.
Types of occupations permitted.	Limited defined sets of activities are allowed. Occupations must be specifically listed or determined to be similar by the Board of Zoning Appeals to be permitted.	Any business use (occupation) can be considered for approval provided it meets all requirements and standards.
Additional employees.	Limited to no more than one non-family member.	Broadened and clarified. Limited to one non-family member working on site. Additional offsite employees would be permitted.
Use of home as staging location for off-site employees or work crews.	Not specifically addressed.	Clarified and specifically prohibited.
Use of detached accessory buildings.	Not permitted.	Not Permitted.
Space limits within home/residence.	20% of principal building.	Specific percentage eliminated. The home occupation use must instead be clearly accessory, incidental, and subordinate to the residential use of the property.
Multiple home occupations in a single residence.	Not specifically addressed.	Clarified to allow, provided each use obtains a separate permit.
Change or alteration to exterior of building that would indicate presence of home occupation.	Not permitted.	Not permitted. Supplemented with "The residential character of

Provision/Topic	Existing Regulations	Proposed Regulations
		both the lot and dwelling must be maintained.”
Outdoor storage of home occupation related materials/goods/articles.	Not permitted.	Not permitted with an exception for business related vehicles.
Increased Traffic Generation.	Not permitted. Current ordinance states: “No traffic shall be generated by the home occupation in greater volume than would normally be expected in a residential neighborhood. Off-street parking shall be provided”.	Standard changed to “no material increase” in traffic or parking congestion above normal residential rates. Standard ITE traffic generation rates specified for use when evaluating any increases beyond normal.
Parcel delivery services.	Not specifically addressed but would be limited under current “No traffic shall be generated by the home occupation in greater volume than would normally be expected in a residential neighborhood. Off-street parking shall be provided”.	Will continue to be limited based on increased traffic generation. Specific language added to limit parcel delivery/pickups to typical residential household service carriers (e.g. USPS, FedEx, UPS, Amazon).
Increased noise, vibration, glare, fumes, odors, or electrical interference.	Not permitted.	Supplemented/modified to clarify intent of limitations by references regularly used equipment or processes, recurring nature, detection by normal senses, and creating disturbance to neighbors.
Solid waste containers (types and sizes)	Not specifically addressed but could be limited under current “No articles, materials, goods, or equipment indicative of the home occupation shall be visible from any public street, or adjacent properties. ... ”	Specific language limiting containers to the sizes and types typically found in residential areas. No dumpsters or large containers.

Provision/Topic	Existing Regulations	Proposed Regulations
Storage of explosive, flammable, or hazardous materials.	Not currently addressed	Limited based on determinations by designated Town staff.
Signs	Regulated by sign ordinance.	Now specifically stated in regulations for clarity.
All other applicable Town regulations apply.	Not specifically stated but would apply.	Now specifically stated in regulations for clarity.
Commercial vehicles moved to Property Maintenance Code		
Business/commercial vehicles parked outside.	<p>Not permitted.</p> <p>Current ordinance states: “No articles, materials, goods, or equipment indicative of the home occupation shall be visible from any public street, or adjacent properties. Outdoor sales and storage is prohibited”.</p>	<p>Adds commercial vehicle parking/storage requirements to existing sections of Nuisances and Property Maintenance Codes. Includes definition of commercial vehicle.</p> <p>Will affect all residentially zoned and/or used properties.</p> <p>Allows smaller vehicles customarily associated with residential properties (cars & vans, CUV/SUVs, pickups) to park/store on driveway regardless of commercial use.</p> <p>Restricts parking/storage of larger commercial vehicles and trailers (up to 27 feet in length) to behind the front plane of the building. Commercial vehicles longer than 27 feet are prohibited on residential lots.</p> <p>Prohibits commercial vehicles, as defined, from parking on street in residential areas, except when servicing properties.</p>

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Discussion on modifying the Farragut Code of Ordinances, Appendix A. - Zoning., Chapter 3., Section I. - Agricultural district (A), to provide for estate lot regulations

Introduction & Background:

This item is for discussion purposes only and involves potentially establishing provisions for subdivisions with estate lot sizes, which typically are at least two acre lots. This was brought up at a recent Board of Mayor and Alderman meeting under a citizen forum comment and Board members were open to having staff look into this. From the staff's perspective, rather than creating a new zoning district for estate lots, a recommended approach would be to amend the existing Agricultural (A) Zoning District.

The (A) Zoning District requires a minimum lot size of five acres (for any new lot created). There are currently 624 acres in the Town that are zoned Agricultural. A map of those areas is included in the packet. The (A) Zoning District is rarely used due to the minimum lot size requirement and, over the years, some properties zoned (A) have been rezoned for more viable development options. There have also been incidents where large lot developments were proposed with numerous subdivision regulation variances requested due to the size of the lots and overall density of the development. This is mainly the result of not having specific development related requirements or more flexible requirements for these type of large lot communities. Some examples of this include Sassafra Meadows off Dixon Road and the Oak Farm Subdivision off Union Road.

A strategy in the Town's existing Comprehensive Land Use Plan (CLUP) is to enhance the Town's natural identity, including its historic rural character. Amending the Agricultural Zoning District to allow for a smaller minimum lot size and potentially more flexible development-related requirements, may help foster development options in this district while maintaining a rural

character with larger lots than would typically be associated with traditional residential subdivisions.

Discussion & Recommendations:

A copy of the existing Agricultural Zoning District is included in the packet. Some discussion items related to amending this district include, but may not be limited to, the following:



1. Re-name the Agricultural Zoning District to "Rural Large Lot".
2. Modify and update the General Description from a focus on agricultural activities to providing for large lot development that retains rural character with the possibility of modified development standards.
3. What should be the minimum lot size (two acres or something else?).
4. Add flexibility for residential large lot developments as they relate to street cross sections (lesser street widths due to a lack of on-street parking and a desire for less pavement and natural drainage rather than curb and gutter), shared use path facilities and looking at those more in terms of paths that are separated from the street (to retain a more rural character) with a focus of connecting to other properties, and whether stormwater detention and/or open space would be required given the lot sizes and density.
5. If non-residential uses are permitted in this modified zoning district should they be limited to schools and churches? Are there other uses with a rural character that should be provided for with associated requirements specific to those uses?

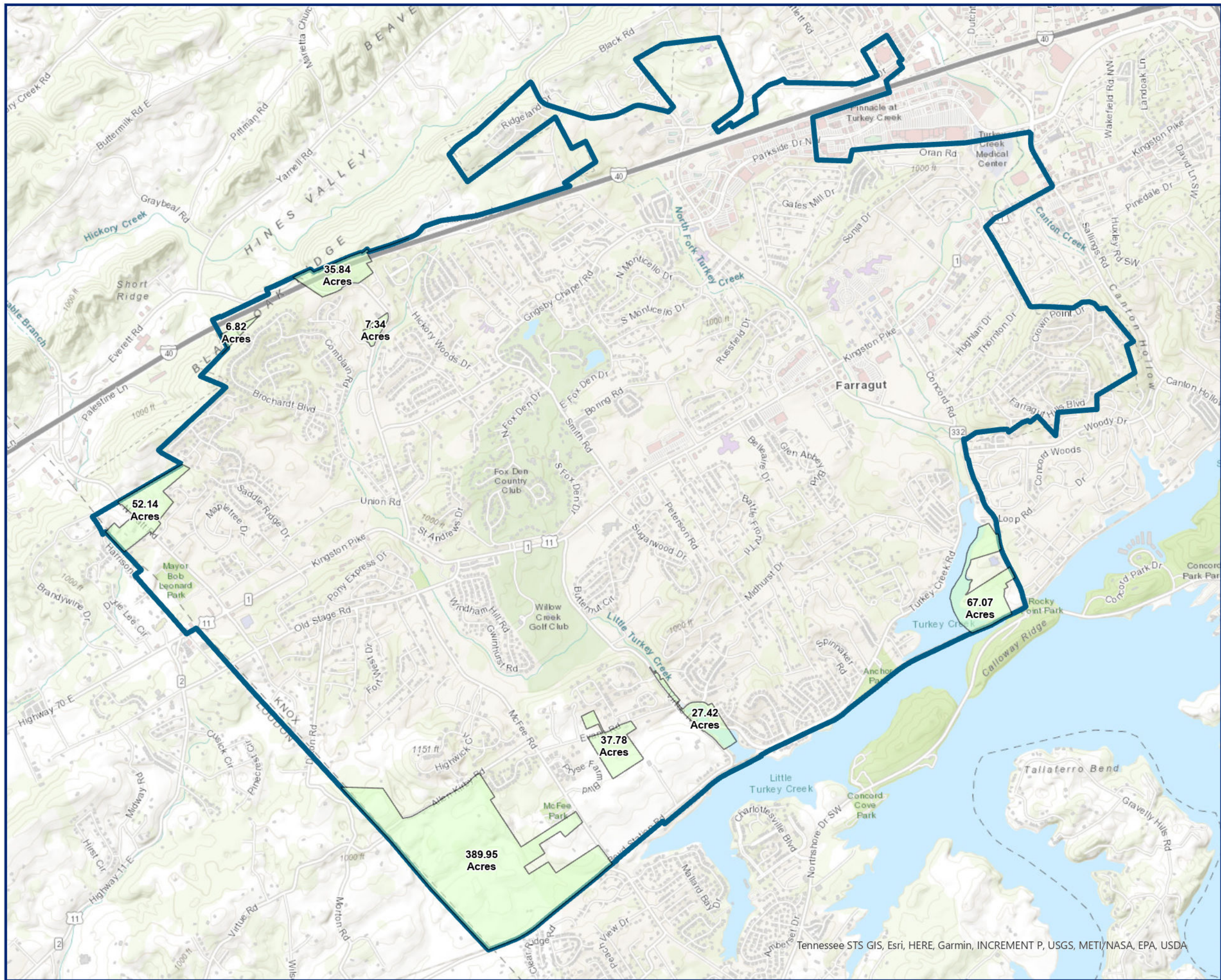
Recommended By:

Proposed Motion:

For discussion purposes only.

Town of Farragut

-  Town Limit
- Town of Farragut Zoning**
-  A, Agricultural



1:33,600

Map Prepared: 2/5/2026

Tennessee STS GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Sec. I. Agricultural district (A).

- A. *General description.* This district provides space for agricultural uses which comprise an important part of the economy and land use of the Town of Farragut. The intent is to permit lands best suited for agriculture to be used for agriculture purposes and also to prevent the encroachment of urban and other incompatible land uses on farm lands and thereby protect the physical and economic well-being of agricultural operations.
- B. *Permitted uses and structures.*
1. Agricultural uses.
 2. Detached single-family dwellings.
 3. A second single-family detached dwelling may be permitted on an existing lot of record provided all the following criteria are met:
 - a. The lot is a lot of record that is at least five acres.
 - b. The lot of record does not have more than one existing dwelling unit.
 - c. The lot of record must front directly on an existing public street for at least 100 feet.
 - d. The existing and additional dwelling unit shall meet the setback requirements for principal dwelling units in the (A) District.
 - e. The second dwelling unit shall be situated so that it is at least 50 feet from the existing dwelling unit.
 - f. The second dwelling unit will not create an additional access to a public street. The access will have to be shared with the existing dwelling unit.
 - g. The second dwelling unit shall be able to satisfy all applicable utility, code, and fire suppression requirements.
 4. Schools, public and private, and churches and other places of worship provided the following development criteria are met:
 - a. Access shall be directly to a street having a designated classification of local collector or greater, or a local street which is not interior to a subdivision. The street on which the school or church accesses must meet the minimum design standards established in the Farragut Subdivision Regulations.
 - b. There shall be a minimum lot size of five acres.
 - c. There shall be a buffer strip which meets the following minimum development criteria:
 - 1) The buffer strip shall be a minimum of 25 feet in width on all side and rear property lines;
 - 2) Existing, mature vegetation shall be preserved and incorporated into the buffer strip;
 - 3) No grading shall occur in the buffer strip; and
 - 4) Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.
 - d. The following setback requirements are met:
 - 1) Front yard. All buildings and structures, excluding signs, shall be set back from the nearest point of any right-of-way no less than 50 feet. For the purposes of this ordinance, the interstate highway right-of-way shall be considered a side or rear lot line.

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- 2) Side and rear yards.
 - a) All buildings shall be set back a minimum of 50 feet. Setbacks shall be measured from the nearest point of any property line; and
 - b) All accessory structures, excluding signs and fences, shall be set back a minimum of 30 feet. Setbacks shall be measured from the nearest point of any property line.
 - e. The maximum coverage for the total building area shall not exceed 35 percent and the total lot coverage shall not exceed 60 percent.
 - f. A site plan and landscape plan shall be submitted as regulated in Chapter 4.
 5. Accessory uses and structures.
 6. Customary Home Occupations as regulated in Chapter 4.
 7. Cemeteries and historical monuments.
 8. Signs as regulated in the [Farragut] Municipal Code.
 9. Utility uses.
- C. *Area regulations.*
1. *Front yard.* All structures, excluding fences and certain utility structures, shall be set back from the nearest point of any right-of-way a minimum of 50 feet, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code. Electrical substations, utility offices, or any other utility building shall meet the front yard setback requirements.
 2. *Side yard.*
 - a. All principal buildings used as a residence shall be set back a minimum of 25 feet;
 - b. All agricultural structures, excluding fences, shall be set back a minimum of 35 feet; and
 - c. All non-agricultural accessory structures, excluding fences, shall be set back a minimum of 20 feet.
 3. *Rear yard.*
 - a. All principal buildings used as a residence shall be set back a minimum of 35 feet;
 - b. All agricultural structures, excluding fences, shall be set back a minimum of 35 feet; and
 - c. All non-agricultural accessory structures, excluding fences, shall be set back a minimum of ten feet.
 4. *Lot width.* Each lot shall front on a public road for a minimum of 100 feet.
 5. *Maximum lot coverage.*
 - a. Total building area: 15 percent, except as provided for elsewhere in this section; and
 - b. Total lot coverage: 25 percent, except as provided for elsewhere in this section.
 6. *Size regulations.* No non-agricultural accessory building shall exceed 30 percent of the footprint of the principal building used as a residence or 600 square feet in size, whichever is greater.
 7. *Land area.* Minimum lot size of five acres.
- D. *Height regulations.*

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1. No principal building shall exceed 2½ stories, or 35 feet in height, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code; and
 2. No accessory structure shall exceed 15 feet in height, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code.

E. *Parking.* As regulated in Chapter 4.

(Ord. No. 86-16, 4-1986; Ord. of 2-2006; Ord. No. 21-17, § 1, 12-9-2021)