



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