



Farragut Board of Mayor & Aldermen Meeting
Thursday, March 26, 2026 at **6:00 PM**

Farragut Town Hall
11408 Municipal Center Drive

AGENDA

- I. Roll Call, Silent Prayer, Pledge of Allegiance
- II. Approval of Agenda
- III. Approval of Minutes
 - A. March 12, 2026 Workshop
 - B. March 12, 2026 Board of Mayor and Aldermen Meeting
- IV. Mayor's Report
- V. Ordinances & Resolutions
 - A. Ordinances
 1. Second Reading & Public Hearing
 - a. Request for approval of Ordinance 26-06, an ordinance on second reading 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
- VI. Citizens Forum
- VII. Town Administrator's Report
- VIII. Town Attorney's Report
- IX. Adjournment

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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 Board of Mayor and Aldermen welcomes and invites Farragut residents to participate in public meetings.

Public Participation Guidelines for Farragut Board of Mayor and Aldermen 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 the Town Recorder or staff member. This time is set aside specifically for comments on items that are not on the Board of Mayor and Aldermen regular agenda for the meeting. Each speaker will be given three (3) minutes to speak on his/her topic.

The Board 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 Mayor 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 Mayor 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 the Town Recorder or 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 Mayor; 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 Mayor 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
Farragut Board of Mayor & Aldermen
Meeting**

Farragut Town Hall
11408 Municipal Center Drive
Thursday, March 12, 2026 at 5:00 PM

Workshop

MINUTES

I. Roll Call

Town Administrator David Smoak called the meeting to order at 5:00 PM. Roll Call for attendance: Alderman Burnette, Alderman Cain, Alderman LaCroix, Vice-Mayor Meyer, Mayor Williams; in addition to staff and members of the press.

II. Business Items

A. Review of FY 27-32 CIP Draft Budget, Equipment Replacement Funds, Tourism Funds, and Other Funds

Town Administrator David Smoak and Public Services Director Chris Sheffield reviewed the FY 27-32 CIP draft budget with discussion of a future public service complex.

III. Adjournment

The meeting adjourned at 5:50 PM.

Ron Williams, Mayor

Town Recorder



**Town of Farragut, Tennessee
Farragut Board of Mayor & Aldermen
Meeting**

Farragut Town Hall
11408 Municipal Center Drive
Thursday, March 12, 2026 at 6:00 PM

MINUTES

I. Roll Call, Silent Prayer, Pledge of Allegiance

Mayor Williams called the meeting to order at 6:04 PM. Roll call for attendance: Alderman Burnette, Alderman Cain, Alderman LaCroix, Vice-Mayor Meyer, Mayor Williams; in addition to staff and members of the press.

II. Approval of Agenda

Motion was made to approve the agenda for the March 12, 2026 Board of Mayor and Aldermen meeting. Moved by Vice-Mayor Meyer, seconded by Alderman Burnette, voting yes, Alderman Cain, Alderman LaCroix, Vice-Mayor Meyer, Alderman Burnette, Mayor Williams; voting nay, None; motion passed.

III. Approval of Minutes

A. February 26, 2026 Workshop

Motion was made to approve the minutes from the February 26, 2026 Board of Mayor and Alderman workshop. Moved by Alderman Burnette, seconded by Vice-Mayor Meyer; voting yes, Alderman Cain, Alderman LaCroix, Vice-Mayor Meyer, Alderman Burnette, Mayor Williams; voting nay, None; motion Passed.

B. February 26, 2026

Motion was made to approve the minutes from the February 26, 2026 Board of Mayor and Alderman meeting. Moved by Alderman Cain, seconded by Alderman Burnette; voting yes, Alderman Cain, Alderman LaCroix, Vice-Mayor Meyer, Alderman Burnette, Mayor Williams; voting nay, None; motion Passed.

IV. Mayor's Report

Mayor Williams appointed Town Administrator David Smoak as the interim Town Recorder.

A. Arbor Day Proclamation

Alderman Burnette read the Arbor Day Proclamation.

V. Ordinances & Resolutions

A. Ordinances

1. First Reading

- a. Request for approval of Ordinance 26-06, an ordinance on first reading 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

Motion was made to approve Ordinance 26-06 on first reading. Moved by Vice-Mayor Meyer, seconded by Alderman LaCroix; voting yes, Alderman Cain, Alderman LaCroix, Vice-Mayor Meyer, Alderman Burnette, Mayor Williams; voting nay, None; motion Passed.

B. Resolutions

1. Approval of Resolution R-2026-05 to amend the Town of Farragut Surplus Property Policy

Motion was made to approve Resolution R-2026-05. Moved by Vice-Mayor Meyer, seconded by Alderman Cain; voting yes, Alderman Cain, Alderman LaCroix, Vice-Mayor Meyer, Alderman Burnette, Mayor Williams; voting nay, None; motion Passed.

2. Approval of Resolution R-2026-06, Declaring Certain Town Property to be Surplus Property

Motion was made to approve Resolution R-2026-06. Moved by Vice-Mayor Meyer, seconded by Alderman Cain; voting yes, Alderman Cain, Alderman LaCroix, Vice-Mayor Meyer, Alderman Burnette, Mayor Williams; voting nay, None; motion Passed.

VI. Business Items

- A. Approval of Handheld Radios through NASPO cooperative pricing

Motion was made to approve the funding for handheld radios through NASPO cooperative pricing. Moved by Alderman Burnette, seconded by Alderman LaCroix; voting yes, Alderman Cain, Alderman LaCroix, Vice-Mayor Meyer, Alderman Burnette, Mayor Williams; voting nay, None; motion Passed.

VII. Citizens Forum

Alderman LaCroix asked the staff if they could go through the zoning provisions to determine how to address issues that have been raised concerning nuisance-related issues affecting certain residential areas. Other Board members agreed.

VIII. Town Administrator's Report

Town Administrator David Smoak commended the codes staff for an excellent audit of

their operations from the State Fire Marshal's office.

IX. Town Attorney's Report

Town Attorney Tom Hale spoke regarding the complexities of addressing occupancy and nuisance issues in residential areas as a follow-up to the comments provided by Alderman LaCroix under Citizen's Forum.

X. Adjournment

The meeting adjourned at 6:32 PM.

Ron Williams, Mayor

Town Recorder

REPORT TO THE FARRAGUT BOARD OF MAYOR & ALDERMEN

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

Subject: Request for approval of Ordinance 26-06, an ordinance on second reading 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: As noted during discussion with the Planning Commission, 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. At their meeting on February 19, 2026, the Planning Commission unanimously recommended approval of Ordinance 26-06 through Resolution PC-26-01. At the Board of Mayor and Alderman meeting on March 12, 2026 Ordinance 26-06 was unanimously approved on first reading. There have been no changes to Ordinance 26-06 since first reading.

Along with Ordinance 26-06, included in the packet is Resolution PC-26-01. Staff recommends approval of Ordinance 26-06 on second reading.

Recommended By: Darryl Smith, Town Engineer for approval.

Proposed Motion: To approve Ordinance 26-06 on second reading.

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/Shiple
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 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 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 where the engineering documentation shows that this would 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 the engineering documentation shows 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

David Smoak, Interim 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

EXISTING ORDINANCE LANGUAGE WITH CHANGES SHOWN IN RED

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

- (a) The calculated peak flow rate of stormwater runoff resulting from a one-year, two-year, five-year, ten-year, 25-year and 100-year return frequency 24-hour duration storm shall be no greater after development of the site than that which would result from a one-year, two-year, five-year, ten-year, 25-year and 100-year return frequency 24-hour duration storm on the same site prior to development.
- (b) Adequate attention must be given to safety and sanitation in the design of any detention facility. This includes, but is not limited to, a minimum of two percent slope in the bottom of all detention ponds, a minimum of 2.5:1 (H:V) side slopes or with traversable access to the pond's vegetated bottom and side slopes for maintenance, proposed contours should reflect 15 percent additional area for each two-foot contour of the detention or retention pond based on the appropriately sized pond for the one-, two-, five-, ten-, 25-, and 100-year storms, a minimum of 4,500 cubic feet of storage volume, and a minimum of one foot of freeboard from the highest water surface elevation for the largest required design storm to the top of the berm before the 15 percent additional volume is added. First-flush volume and treatment shall be provided as described in the BMP manual.
- (c) The plans shall include sufficient design information to show that the facility will operate as required. This shall include the existing (or before site development) peak flow discharges, the after-site development peak flow discharges, and/or volumes of stormwater runoff based on the proposed site development, as well as all necessary computations used to determine the reduced peak flow rates for the design storms. The capacity of the facility shall be sufficient to control the volume of stormwater runoff resulting from one-year, two-year, five-year, ten-year, 25-year and 100-year return frequency 24-hour duration storms within the peak rate of flow requirements stated in this subsection.
- (d) Discharge from the stormwater detention pond shall be routed to a ditch, channel, or stormwater facility of adequate capacity. Calculations showing the capacity of the receiving stormwater facility and its capability to convey a ten-year frequency storm shall be provided. If the receiving stormwater facility is incapable of conveying a ten-year frequency storm, calculations showing the capacity of the receiving stormwater facility and its capability to convey a two-year frequency storm shall also be provided. The above calculations will be routed to the closer of the second existing street crossing or blue-line stream. If energy dissipation is required, calculations must be submitted to confirm that proposed energy dissipation is adequate for the design. Such dissipation structures must be located outside any buffer area and a sufficient distance from adjacent property to prevent any adverse impact, such as erosion and scouring, to those adjacent properties, buffers, or receiving drainage way.
- (e) The town administrator has authority to condition the approval of a permit upon the compliance with additional requirements, including, but not limited to, correctly sizing and installing offsite conveyance facilities or other stormwater management solutions required to reduce the adverse impact of the proposed development on other properties or the development.
- (f) If hydrologic or topographic conditions warrant greater control than that provided by the minimum control requirements, the town administrator may impose any and all additional requirements deemed necessary to control the volume, timing, and rate of runoff.
- (g) **At the discretion of the Town Administrator or his/her designee, detention may not be required under the following conditions:**

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- (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 the engineering documentation shows 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.

(Ord. No. 24-09, § 1, 7-11-2024)