



Municipal Planning Commission Meeting
Thursday, April 16, 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 for the March 19, 2026 meeting.
- IV) Action Items
 - A) Request for approval of design plans for a traffic signal at the intersection of Jamestowne Boulevard and N. Campbell Station Road
 - B) Discussion and public hearing on a final plat for Phase 2, Unit 1 of the Grove at Boyd Station Subdivision, 16.15 Acres, 15 Lots, Zoned OSMR (Lynch Surveys, LLC., Applicant)
 - C) Discussion and public hearing on a final plat for the Stonemeade Subdivision, Parcels 070 and 072, Tax Map 142 off Boring Road, 39 Lots, Zoned R-3 (Lynch Surveys, LLC, Applicant)
 - D) Discussion and public hearing on a site plan for a covered canopy and enclosure along a portion of the Ingles storefront at 11847 Kingston Pike, Zoned C-1 (Robertson Loia Roof, P.C., Applicant)
 - E) Discussion and public hearing on Resolution PC-26-04, a resolution to amend the Future Land Use Map for 11830 Kingston Pike from Very Low Density Residential to Office/Light Industrial (Marzolf Investment, Applicant)
 - F) Discussion and public hearing on Resolution PC-26-05, a resolution for Planning Commission recommendation on Ordinance 26-08, an ordinance to amend the

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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

Farragut Zoning Map for 11830 Kingston Pike from General Single-Family Residential (R-2) to Office (O-1) (Marzolf Investment, Applicant)

V) Discussion Items

A) Discussion on a request to amend the Farragut Code of Ordinances, Appendix A - Zoning, Chapter 3. - Specific District Regulations, to replace Section V. - Rural Single-Family Acre Residential District (R-1-S-A), with the Rural Large-Lot Estate District (RLE)

B) Approval of FY2027-FY2032 Capital Investment Plan

VI) Approval of Utilities

VII) Citizens Forum

**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.