



Board of Zoning Appeals Meeting
Wednesday, June 24, 2026 at **6:00 PM**

Farragut Town Hall
11408 Municipal Center Drive

AGENDA

- 1) Call to Order
 - A) Election of Officers
- 2) Approval of Minutes
 - A) Approval of February 25, 2026 Minutes
- 3) Public hearing on a request for
 - A) Public hearing on a request for approval of a Special Exception to expand an existing nonconforming building at 800 N. Campbell Station Road, Zoned C-2 (oysk3 Architects, Applicant)

11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057 |
WWW.TOWNOFFARRAGUT.ORG

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

REPORT TO THE BOARD OF ZONING APPEALS

Prepared By:

Subject: Approval of February 25, 2026 Minutes

**Introduction &
Background:**

**Discussion &
Recommendations:**

Recommended By:

Proposed Motion:

**MINUTES
FARRAGUT BOARD OF ZONING APPEALS**

February 25, 2026

Present: Keith Alley, Jim Holladay, Jeff Devlin, and Mike Bellamy
Absent: John Hoffman
Staff: Mark Shipley, Community Development Director

Item 1. Approval of Minutes for the December 13, 2023, meeting

A motion was made by Devlin to approve the minutes as submitted. The motion was seconded by Bellamy and the motion passed 4-0.

Ayes: Holladay, Alley, Bellamy, and Devlin
Nays: None
Absent: Hoffman
Abstaining: None

Item 2. Request to change the start of the meeting from 7 p.m. to 6 p.m.

A motion was made by Devlin to change the start time to 6 p.m. since other boards are also starting at this time. The motion was seconded by Bellamy and the motion passed 4-0.

Ayes: Holladay, Bellamy, Alley, and Devlin
Nays: None
Absent: Hoffman
Abstaining: None

Item 3. Public hearing on a request for a variance from the minimum lot size in the General Single-Family Residential (R-2) Zoning District related to a request to subdivide an existing parcel that was sold at an estate sale as two different lots to two different property owners, referenced as Parcel 05501, Tax Map 152 and Parcel 055, Tax Map 152 (12232 Turkey Creek Road), Zoned R-2 (Midtown Legal, LLC., Applicant)

Staff reviewed the item and noted that the parcel in question is bisected by Turkey Creek Road with one portion along Fort Loudoun Lake (the portion that is the subject of this variance request) and the other portion on the opposite side of Turkey Creek Road. This arrangement of parcels is common along Turkey Creek Road and, in most cases, the portion that fronts on the lake includes a boat dock. In the case of the parcel in question, the portion abutting the lake has an existing home and the non-lake portion is vacant.

Though recognized by the Town as one parcel (since it had not been divided with the approval of the Planning Commission), the parcel was

sold, pursuant to an online auction, to two different property owners, and the survey that was included in the packet was used to develop warranty deeds. An issue that was brought to the attention of the property owner that purchased the non-lake portion of the parcel was that the Town's Zoning Ordinance only permits one dwelling unit on a parcel. Since the lake portion of the parcel recognized by the Town already has a dwelling unit, the larger portion of the parcel on the opposite side of the lake was not permitted a dwelling unit.

At the request of the applicant and after consulting with the Town Attorney, this issue was presented to the Planning Commission as a workshop discussion item prior to their July 17, 2025 meeting. Based on the unique circumstances noted under the "Variance Request" portion of a memo that was provided to the Planning Commission, the Planning Commission was receptive to eventually approving a plat that would legally subdivide this parcel into two lots so that the owners of Tract 1 could construct a dwelling unit on that portion of the existing parcel. Since dividing the existing parcel into two smaller lots would exacerbate the parcel's existing nonconforming condition, in terms of lot size and setbacks, which are both governed in the Zoning Ordinance, the Board of Zoning Appeals would ultimately need to consider such variance request before the Planning Commission could approve a subdivision of the parcel.

When this was originally discussed with the Planning Commission, the parcel was zoned Agricultural. The minimum lot size in the Agricultural Zoning District is five acres. This parcel and the others in the immediate area that are zoned Agricultural are well below five acres. After reviewing this with Town staff and the Town Attorney, it was suggested that the parcel should be rezoned to a zoning district more appropriate to the size and function of the parcel in question. This would also lessen the amount of variances that would be needed from the Board of Zoning Appeals. It was recommended that the parcel be rezoned to General Single-Family Residential (R-2) since that is the same district as the abutting Brixworth Subdivision. Should the parcel in question be ultimately approved as two lots, the lot on the non-lake portion, which is 20,521 square feet, would be compliant with the minimum lot size of 15,000 square feet that is associated with the R-2 Zoning District. The lake portion of the parcel, which is 9,403 square feet, would still be noncompliant in terms of lot size but substantially more compliant than its Agricultural zoning at that time.

The Planning Commission encouraged the applicant to pursue the rezoning and, once permission was obtained from both property owners, the rezoning was presented to the Planning Commission for their recommendation at the December 18, 2025 meeting. The Commission unanimously recommended approval of the rezoning, and the rezoning was subsequently unanimously approved at both the first and second

readings at the Board of Mayor and Aldermen meetings on January 22, 2026, and February 12, 2026.

With the rezoning complete, the applicant's request from the Board of Zoning Appeals is a variance from the minimum lot size for the 9,403 square foot portion of the existing parcel, subject to the Planning Commission approving the subdivision of the existing parcel.

As with any variance, an important consideration is to avoid any unintended precedent that could be harmful to the Town's application of its zoning and subdivision regulations and to ensure that the parameters for granting a variance are adhered to. In the memorandum provided in the Board's packet, the applicant's attorney identified some unique circumstances related to this property. Those were listed under the "Variance Request" portion of the memorandum. The applicant also included some conditions unique to this property in their rationale for the variance that was part of their application to the Board of Zoning Appeals.

The staff explained that the staff and the Town Attorney are in agreement that this is a unique situation and that a variance in this case would be appropriate for the reasons noted by the applicant's attorney and that were included in the packet.

Dave Hall was present on behalf of the applicant. After a short discussion, a motion was made by Devlin to approve the variance for the reasons outlined in the packet and subject to the Planning Commission approving a plat to formally divide the parcel into two lots. The motion was seconded by Commissioner Bellamy and the motion passed 4-0.

Ayes: Devlin, Holladay, Bellamy, and Alley
Nays: None
Absent: Hoffman
Abstaining: None

The meeting was adjourned at 7:17 p.m.

John Hoffman, Secretary _____

REPORT TO THE BOARD OF ZONING APPEALS

Prepared By: Mark Shipley, Community Development Director

Subject: Public hearing on a request for approval of a Special Exception to expand an existing nonconforming building at 800 N. Campbell Station Road, Zoned C-2 (oysk3 Architects, Applicant)

Introduction & Background: The existing building and site at 800 N. Campbell Station Road are nonconforming in terms of zoning-related requirements associated with setbacks, lot coverage, landscaping, access, and parking. The property is zoned Regional Commercial (C-2) and the existing use, a gasoline service station, is a permitted use in the (C-2) Zoning District.

Discussion & Recommendations: As stated in the Farragut Zoning Ordinance, Chapter 4, Section XVII. - Nonconforming buildings and uses, Subsection A. Nonconforming buildings., 2. *Expansion permitted as special exception.* "Nonconforming buildings and structures may be permitted to expand provided that the board determines that there is reasonable space for their expansion and that the expansion does not compound their condition of being nonconforming."

Related to this, Chapter 4, Section II., Administration and enforcement., Subsection E. Special exceptions., provides the review standards for the Board of Zoning Appeals to use when reviewing requests for special exceptions. In the letter to the Board included in the packet, the applicant addresses these standards and how they feel that they meet those standards with this request.

As shown on the existing vs. proposed site plan included in the packet, the applicant is proposing to reduce the site's nonconforming condition by decreasing some of the paved areas, eliminating an access off N. Campbell Station Road, adding defined parking spaces, and adding landscaping. The proposed addition also does not violate setbacks and the parking to be added accounts for the addition and the proposed conversion of the car wash to a coffee shop.

The staff would agree that the request meets the standards provided for in the Zoning Ordinance for the requested special expansion. However, as a condition of this recommendation, all paved areas that are not on the property but connected with this development must be removed and landscaping provided to meet the landscape ordinance requirements for the areas that are affected by this project. A site plan will have to be reviewed and approved by the Planning Commission and a landscape plan reviewed and approved by the Visual Resources Review Board.

These upgrades would collectively lessen the overall condition of nonconformity and transition an abandoned building (the former car wash) into a viable business use that is permitted in the C-2 Zoning District.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: To approve the special exception, subject to all paved areas that are not on the property but connected with this development being removed and landscaping provided to meet the landscape ordinance requirements for the areas that are affected by this project. A site plan will have to be reviewed and approved by the Planning Commission and a landscape plan reviewed and approved by the Visual Resources Review Board.



Mark Shipley, Community Development Director
Town of Farragut
RE: BZA Special Exception Request,
Expansion of a Nonconforming Building

To whom it may concern,

Below is an official Narrative addressing Chapter 4, Section II.E requirements.

We are requesting a Special Exception to allow the expansion of an existing nonconforming building on the property. The existing gas station and the proposed coffee shop use within the former car wash building are permitted uses within the zoning district. The request is necessary because the existing buildings and site contain legal nonconforming conditions that predate current zoning requirements. The property contains existing nonconforming conditions related to building setbacks, architectural material requirements, landscaping, and impervious surface coverage. As part of the proposed redevelopment, the applicant will reduce impervious surface area, install additional landscaping, increase parking to meet current zoning requirements, and remove an existing driveway at the request of Town engineering staff. These improvements will bring the site into greater compliance with current zoning and engineering standards. The proposal therefore reduces existing site nonconformities rather than increasing them.

There is reasonable space available on the property to accommodate the proposed building expansion. The expansion has been designed to fit within the existing site layout while maintaining safe vehicular circulation, adequate parking, and site access.

The proposed expansion does not compound the existing nonconforming conditions. The project does not increase existing setback encroachments, create new setback encroachments, or introduce additional nonconforming site conditions. The existing building nonconformities are related to structures that were constructed prior to the adoption of current zoning standards and cannot reasonably be relocated. The proposal allows continued use and improvement of these structures without increasing their degree of nonconformity.

The request is consistent with the adopted plans and policies of the Town of Farragut and is in harmony with the purpose and intent of the zoning ordinance. The project represents reinvestment in an existing commercial property, includes the adaptive reuse of a long-vacant car wash building, and improves the overall appearance, functionality, and code compliance of the site.

The proposed development is compatible with surrounding commercial uses and will not adversely affect neighboring properties through noise, lighting, traffic, congestion, odors, or other impacts. The removal of the existing driveway will improve traffic circulation and access management along the roadway in accordance with Town engineering recommendations.

Sincerely,

Matthew Baumgartner
Architect

- E. *Special exceptions.* The following procedure is established to integrate properly the uses permitted as special exceptions with other land uses located in the district. These uses shall be reviewed by the board and authorized or rejected under the following procedure:
1. *Application.* Prior to the board considering any application for a special exception, the applicant shall submit a nonrefundable sum of money in accordance with the schedule of fees available in the office of the town recorder in the Farragut Town Hall.
 2. *Public hearing.* Upon application, the board shall give not less than seven days' notification of a public hearing. Such notice giving time and place of such hearing shall be published in a paper of general circulation within the Town of Farragut.
 3. *General review standards.* In the review of a special exception request, the Board of Zoning Appeals, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including, but not limited to, the Farragut Land Use Plan, Farragut Zoning Ordinance, Farragut 2000 Plan, Farragut Municipal Code, and the following general standards:
 - a. The use is consistent with adopted plans and policies, as set forth above;
 - b. The use is in harmony with the general purpose and intent of the zoning regulations;
 - c. The use is compatible with the character of the neighborhood where it is proposed and with the size and location of buildings in the vicinity;
 - d. The use will not negatively impact adjacent property by noise, lights, fumes, odors, vibration, traffic, congestion or be incompatible with other development in the surrounding area.
 - e. The use is not of a nature or so located as to draw substantial additional traffic through residential streets;
 - f. The specially permitted use meets all town requirements with regard to approval of the hydrology, engineering, building codes, landscaping/buffering, signage, etc.;
 - g. The specially permitted use meets all requirements set out in the particular zoning classification in which the use is to be located; and
 - h. Approval or denial. The Board of Zoning Appeals may approve a development plan, when applicable, or a special exception where it can be shown that the proposed plan or use is in harmony with the general purpose and intent of the zoning ordinance, the Farragut Land Use Plan and such adopted plans as the Farragut 2000 Plan, and is reasonably necessary for the convenience and welfare of the community. The Board of Zoning Appeals may deny a development plan, when applicable, or a special exception where the above cannot be shown or where it can be shown that approval would have an adverse impact on the character of the neighborhood in which the site is located. Whereas a use may be appropriate in one location and inappropriate in another location in the same zoning district, the Board of Zoning Appeals shall be guided by the policies of the Farragut Land Use Plan and such adopted plans as the Farragut 2000 Plan in the exercise of its administrative judgment about the location and appropriateness of special exception uses. The Board of Zoning Appeals shall state conditions of approval or denial, including substantive, factual statements of necessity and appropriateness or of adverse impact, with such information being included in the minutes of the Board of Zoning Appeals meeting where decisions are made.

3

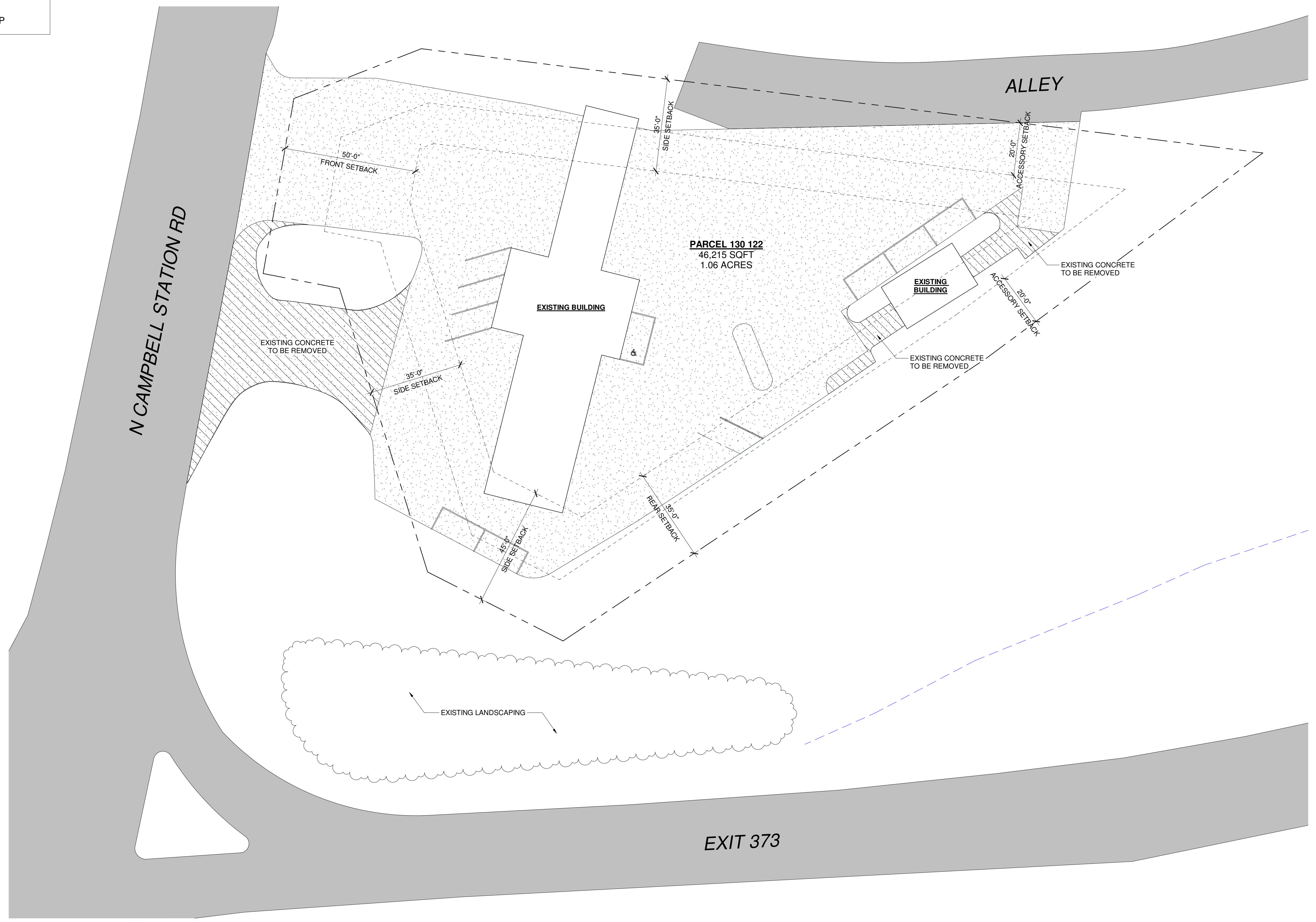
ZONING NOTES

CURRENT ZONING: C-2

SETBACKS:
 FRONT SETBACK: 55'
 SIDE SETBACK: COMBINED TOTAL OF 80', BUT NOT LESS THAN 35' ON ANY ONE SIDE
 REAR SETBACK: 35'

ACCESSORY STRUCTURES:
 ALL ACCESSORY STRUCTURES, EXCLUDING SIGNAGE, DETENTION BASIN STRUCTURES, AND/OR NON-ROOFED STRUCTURES THAT PROVIDE FOR PEDESTRIAN ENGAGEMENT WITH THE PUBLIC STREET, SHALL BE SET BACK FROM THE NEAREST POINT OF ANY RIGHT-OF-WAY A MINIMUM OF 20 FEET.

PARKING:
 EXISTING PARKING: 9 SPOTS + 2 SPOTS PER GAS PUMP



FARRAGUT GAS STATION ADDITION
 COMMERCIAL REMODEL
 800 N. Campbell Station Road,
 Knoxville, Tennessee 37932

ISSUE	DATE	REVISION FOR
1	01/24/24	Revision 1

DRAWN BY: MB
 EXISTING SITE PLAN

1 EXISTING SITE PLAN
 A100 1" = 20'-0"

A100

