



**Town of Farragut, Tennessee
Municipal Planning Commission Meeting**

Farragut Town Hall
11408 Municipal Center Drive

Thursday, April 16, 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, Commissioner Devlin, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok, Vice-Mayor Meyer, and Commissioner Wright; in addition to staff and members of the press.

II) Approval of Agenda

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

III) Approval of Minutes

A) Approval of minutes from the March 19, 2026 meeting

Motion was made to approve the minutes from the March 19, 2026 meeting as presented. Moved by Mayor Williams, seconded by Commissioner Myers; voting yes, Commissioner Greene, Commissioner Devlin, Commissioner Myers, Mayor Williams, Chairman Pinchok, Commissioner Povlin, Vice-Mayor Meyer, Commissioner Wright, and Commissioner Preston; voting nay, None; motion Passed.

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

Town Engineer, Darryl Smith, reviewed this item and recommended approval of the design plans.

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

- 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)

Staff, Mark Shipley, reviewed this item and recommended approval subject to the following conditions:

1. Providing a 2-year maintenance letter of credit for the roadway, pedestrian facilities, and stormwater detention in an amount of \$52,000.
2. Providing a completion letter of credit for pedestrian facilities in an amount of \$90,000.
3. Providing a completion letter of credit for landscaping in an amount of \$22,000.
4. Providing a copy of the covenants for the Town Attorney's review.
5. Obtaining all required signatures.
6. Completing site-related punchlist items.
7. Please modify Note #13. There is no walking trail on Lot OS-8.

Russ Rackley spoke on behalf of the applicant.

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

- 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)

Staff, Mark Shipley, reviewed this item and recommended approval subject to the following conditions:

1. Including a plat note related to the HOA maintaining the alternative street name signs per the covenants to be approved by the Town Attorney.
2. Please label all sections of the buffer strip and include a plat note that the buffer strip shall be planted in the Fall of 2026 to meet Town of Farragut buffer strip requirements.
3. Completing site-related punchlist items.
4. Please submit a maintenance letter of credit for roadway, pedestrian facilities, drainage, and detention basin for \$60,000.
5. Assuming sidewalk is to be completed as homes are constructed, please submit a completion letter of credit for \$138,000. Add \$80,000 if asphalt surface is to be part of completion letter of credit.
6. Please submit a landscape completion letter of credit for \$35,000 for buffer, detention basin, and streetscape trees.
7. Obtaining all required signatures.

Russ Rackley and Brian Mohny spoke on behalf of the applicant.

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

- 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)

Staff, Mark Shipley, reviewed this item and recommended approval of the site plan subject to it being noted that any additional signage would require a separate review and approval. It was also clarified that the final site plan set will have the accessible route on the south end of the covered canopy.

Preston Kendall spoke on behalf of the applicant.

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

- 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)

Staff, Mark Shipley, reviewed this item. Troy Stavros, Jim Guinn, Joe LaCroix, and Jeffrey Marzolf spoke.

Motion was made by Commissioner Greene to approve Resolution PC-26-04, motion was seconded by Commissioner Preston; voting yes, None; voting nay, Mayor Williams, Commissioner Greene, Commissioner Povlin, Commissioner Preston, Commissioner Wright, Chairman Pinchok, Commissioner Devlin; Vice-Mayor Meyer and Commissioner Myers recused themselves from voting due to a conflict of interest; motion Failed.

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

Staff, Mark Shipley, reviewed this item and noted that Resolution PC-26-05 recommends approval of Ordinance 26-08 to rezone the property at 11830 Kingston Pike from R-2 to O-1.

Motion was made by Commissioner Devlin to approve Resolution PC-26-05, motion was seconded by Commissioner Greene; voting yes, None; voting nay, Mayor Williams, Commissioner Greene, Commissioner Povlin, Commissioner Preston, Commissioner Wright, Chairman Pinchok, Commissioner Devlin; Vice-Mayor Meyer and Commissioner Myers recused themselves from voting due to a conflict of interest; motion Failed.

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)

For discussion purposes only.

- B) Approval of FY2027-FY2032 Capital Investment Plan

Town Administrator, David Smoak, presented the FY2027-FY2032 Capital Investment Plan and asked the Planning Commission for their recommendation to the Board of Mayor and Aldermen.

Greg Wiberly and Joe LaCroix spoke regarding this item.

A motion was made by Commissioner Myers to recommend approval of the FY2027-FY2032 Capital Investment Plan to the Board of Mayor and Aldermen. The motion was seconded by Vice-Mayor Meyer; voting yes, Mayor Williams, Commissioner Greene, Commissioner Povlin, Commissioner Preston, Commissioner Myers, Chairman Pinchok, Commissioner Devlin, Vice-Mayor Meyer and Commissioner Wright; voting nay, None; motion Passed.

VII) Citizens Forum

Jimmy JJ Jones spoke to the Commission on his desire to restore the Knox County Sheriff Office in Farragut.

The meeting adjourned at 7:50 PM.



Municipal Planning Commission Secretary