



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

Farragut Town Hall
11408 Municipal Center Drive

Thursday, May 21, 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: Commissioner Greene, Commissioner Povlin, Chairman Pinchok, Vice-Mayor Meyer, and Commissioner Wright. Also in attendance were Tammy Cheek with Farragut Press, Youth Representative, Albert Liu, Community Development Director, Mark Shipley, Assistant Town Engineer, Eric Schindler, and Operations Manager, Chris Sheffield. Mayor Williams, Commissioner Devlin, Commissioner Myers, and Commissioner Preston were absent.

II) Approval of Agenda

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

III) Approval of Minutes

A) Approval of minutes from the April 16, 2026 meeting

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

IV) Action Items

A) Request for approval of design plans for the Red Mill Dam parking lot, access trail, and trail head

Assistant Town Engineer, Eric Schindler and a representative from LDA Consulting, reviewed this item and recommended approval of the design plans.

Motion was made to approve the design plans as presented. Moved by Commissioner Povlin, seconded by Vice-Mayor Meyer; voting yes, Commissioner Greene,

Commissioner Povlin, Chairman Pinchok, Vice-Mayor Meyer and Commissioner Wright; voting nay, None; Mayor Williams, Commissioner Devlin, Commissioner Myers, and Commissioner Preston were absent. Motion Passed.

- B) Discussion and public hearing on a revision to the final plat for the Stonemeade Subdivision, Parcels 070 and 072, Tax Map 142 off Boring Road, 33 Lots, Zoned R-3 (Lynch Surveys, LLC, Applicant)

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

1. Lot 36 has been reduced and now part of Lots 17-20 extend beyond the retaining wall. The covenants will need to specifically address how these areas will be maintained. This may need to be shaded and noted as an area to be maintained by the HOA or the easement should be extended to include this portion of the house lots as HOA maintained areas.
2. Please include a plat note related to the HOA maintaining the alternative street name signs per the covenants to be approved by the Town Attorney. The covenants have not yet been submitted for the Town Attorney's approval and the covenants must be approved and recorded prior to the plat being signed.
3. Please include a plat note that the buffer strip shall be planted in the Fall of 2026 to meet Town of Farragut buffer strip requirements.
4. The street surface course must either be satisfactorily completed or a letter of credit provided for \$80,000 to cover completion.
5. Obtaining all required signatures.

Thomas Krajewski spoke on behalf of the applicant.

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

- C) Discussion and public hearing on an amendment to a portion of the concept plan associated with the northwest portion of the Bridgmore Subdivision for what would be Phases 3B and 4, Zoned R-1/OSR (Placemakers No. 2 Partnership, Applicant)

Staff, Mark Shipley, reviewed this item and recommended that action be taken separately on the request to amend the concept plan and the variance needed for the length of the cul-de-sac referenced as Road G. The maximum length permitted is 500 feet and, as shown, Road G would be 866 feet.

Regarding the request to amend the concept plan for the northwest portion of the Bridgmore Subdivision, staff recommended approval due to topography (the original concept plan would result in significantly more grading and sizable retaining walls. The

revised concept plan layout would work better with the land and result in five additional acres of open space).

Carter McCall spoke on behalf of the applicant.

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

Regarding the variance request from the maximum permitted length of a cul-de-sac, staff recommended approval due to topography. The cul-de-sac would result in less grading and more protection of open space.

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

- D) Discussion and public hearing on a preliminary plat for the Bridgemore Subdivision, Phases 3B and 4, Parcel 025.03, Tax Map 152, 70.28 Acres, 102 Lots, Zoned R-1/OSR (Ardurra Group, Inc., Applicant)

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

1. Either the public street that ultimately connects Bridgemore to Allen Kirby Road (shown in Phase 5 on the amended concept plan) and the improvements to Allen Kirby Road be designed, presented to the Planning Commission for approval, and completed at this time or a letter of credit in an amount provided by the Town Engineer is provided to ensure that the public street connector road to Allen Kirby Road and improvements to Allen Kirby Road will occur in accordance with the Subdivision Regulations. If this letter of credit option is acceptable to the Planning Commission, the staff will recommend that it be tied to a timeline that is part of the letter of credit language and approved by the Town Attorney to ensure that the public street connector road to Allen Kirby Road and improvements to Allen Kirby Road will be completed within three years of the issuance of a grading permit for Phases 3B and 4.
2. The drainage permit fee is \$3,960 and will be required prior to issuance of a grading permit.
3. Please provide an irrevocable letter of credit in an amount of \$434,000 for erosion control and site stabilization.
4. Please submit the Notice of Coverage from TDEC.

5. Please specify a wire-backed silt fence around all sinkhole lip elevations. The fencing must be just outside the sinkhole lip elevation.
6. On Lots 246 and 247, the apparent building footprints/envelopes are within the 50-foot sinkhole setback shown on Sheet C8. Before final platting of these lots, the subdivider shall provide documentation that they can be built on without any variances in accordance with the applicable provisions of the Sinkhole Ordinance, Section 107.68, Part 6.
7. Please provide a detail for the 20-foot wide temporary fire apparatus access road that will eventually transition to a shared use path.
8. On Sheet C22, please move the storm sewer and headwall further away from the sinkhole lip elevation.
9. Tree removal or any disturbance within the sinkhole lip elevation is not permitted, unless documentation is provided to demonstrate compliance with the applicable provisions of Section 107-68 of the Sinkhole Ordinance. The shared use path that is to be extended through the sinkhole on the westernmost portion of the subdivision is an example of where the Planning Commission may permit the limited filling of a sinkhole area to facilitate the construction of a critical walkway extension to further the Town's adopted connectivity goals.

Carter McCall spoke on behalf of the applicant.

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

- E) Discussion and public hearing on Resolution PC-26-06, a resolution for Planning Commission recommendation on Ordinance 26-10, an ordinance 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)

Staff, Mark Shipley, reviewed this item and recommended approval of Resolution PC-26-06 which recommends approval of Ordinance 26-10 to the Board of Mayor and Aldermen.

Dian Hall spoke on this item as a citizen.

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

V) Discussion Items

Discussion on a request to amend the Farragut Zoning Map for a portion of the property located at 817 Virtue Road from S-1 (Community Service) and Agricultural (A) to R-1 (Rural Single-Family Residential), 8.55 Acres (Benchmark Associates, Inc., Applicant)

For discussion purposes only. Benny Moorman spoke as the applicant.

VI) Approval of Utilities
None

VII) Citizens Forum
None

The meeting adjourned at 6:52 pm.


Secretary of the Planning Commission