

**RESOLUTION PC-25-05**

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**A RESOLUTION TO AMEND THE FARRAGUT MUNICIPAL CODE, APPENDIX B - SUBDIVISIONS, ARTICLE III. GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN, SUBSECTION A. STREETS. 1., TO PROVIDE FOR CONTEXT SENSITIVE STREET CROSS SECTION REQUIREMENTS, AS ILLUSTRATED IN A NEW APPENDIX TO THE SUBDIVISION REGULATIONS, REFERENCED AS APPENDIX F, IN LIEU OF EXISTING REQUIREMENTS IN THE FARRAGUT SUBDIVISION REGULATIONS**

**WHEREAS**, consistent with the Tennessee Code Annotated, Section 13-4-201, the Farragut Municipal Planning Commission has adopted the Comprehensive Land Use Plan Update (the Plan) to help guide the development of and/or modifications to regulations that help administer the strategies identified in the Plan, and

**WHEREAS**, the Plan has identified the need to provide for all users of a transportation system while also minimizing impacts to the natural beauty of the Town, and

**WHEREAS**, as one of the Town's regulatory tools to help implement the Plan, the Farragut Municipal Planning Commission has adopted regulations governing the subdivision of land within the Town in the manner provided for in Section 13-4-303, Tennessee Code Annotated, and

**WHEREAS**, the Subdivision Regulations provide for certain standards in association with the new construction of and/or improvements to existing streets, shared use paths, sidewalks, drainage systems, and streetscaping, and

**WHEREAS**, certain collector and arterial streets that currently do not meet the street cross section requirements provided for in the Subdivision Regulations were evaluated for what would be desired should they be improved, and

**WHEREAS**, the physical character of the area (namely the predominant land uses, existing infrastructure, and housing density) where these streets are situated was taken into consideration in terms of developing a more context sensitive street cross section than would be required in the Subdivision Regulations, and

**WHEREAS**, the context sensitive street cross sections recommended in Resolution PC-25-05 provide for all users of the transportation system but, in comparison to the requirements in the Subdivision Regulations, lessen development costs and impacts to property owners that front along such streets, and

**WHEREAS**, the Farragut Municipal Planning Commission of the Town of Farragut has evaluated these context sensitive street cross sections, and is recommending through this resolution to adopt them in lieu of the requirements in the Subdivision Regulations and include these cross sections as APPENDIX F of the Subdivision Regulations, and

**WHEREAS**, the Farragut Municipal Planning Commission may amend the Subdivision Regulations in the manner provided for in Section 13-4-303, Tennessee Code Annotated, and after a public hearing has been held thereon; and

**WHEREAS**, such public hearing was held on October 16, 2025;

**NOW, THEREFORE, BE IT RESOLVED** that the Farragut Municipal Planning Commission adopts the following amendments to the Farragut Municipal Code, Appendix B - SUBDIVISIONS:

**SECTION 1.**

Article III. General Requirements and Minimum Standards of Design, Subsection A. Streets. 1., is amended by adding a second paragraph as follows:

Notwithstanding other provisions in these regulations, certain streets and street sections that are reflected in APPENDIX F of the Subdivision Regulations were evaluated to provide an approach that would better relate to the surrounding context, especially given the rural character of some of identified areas. This would help to lessen impacts on abutting property owners, maximize functionality, lower costs, and still provide for all users of the transportation system. These street cross sections offer an alternative that would replace requirements otherwise provided for in the Subdivision Regulations. While APPENDIX F identifies specific streets and street sections, the context sensitive approach reflected in APPENDIX F may also be considered as an alternative on other streets should they be part of a subdivision or an infrastructure improvement project initiated by a governmental entity.

**SECTION 2.**

Adding a new appendix, referenced as APPENDIX F, as shown in the attached document. The street cross sections in APPENDIX F show these streets as they currently exist as of the date of this resolution. Below the existing street cross sections are proposed context sensitive street cross sections for each street.

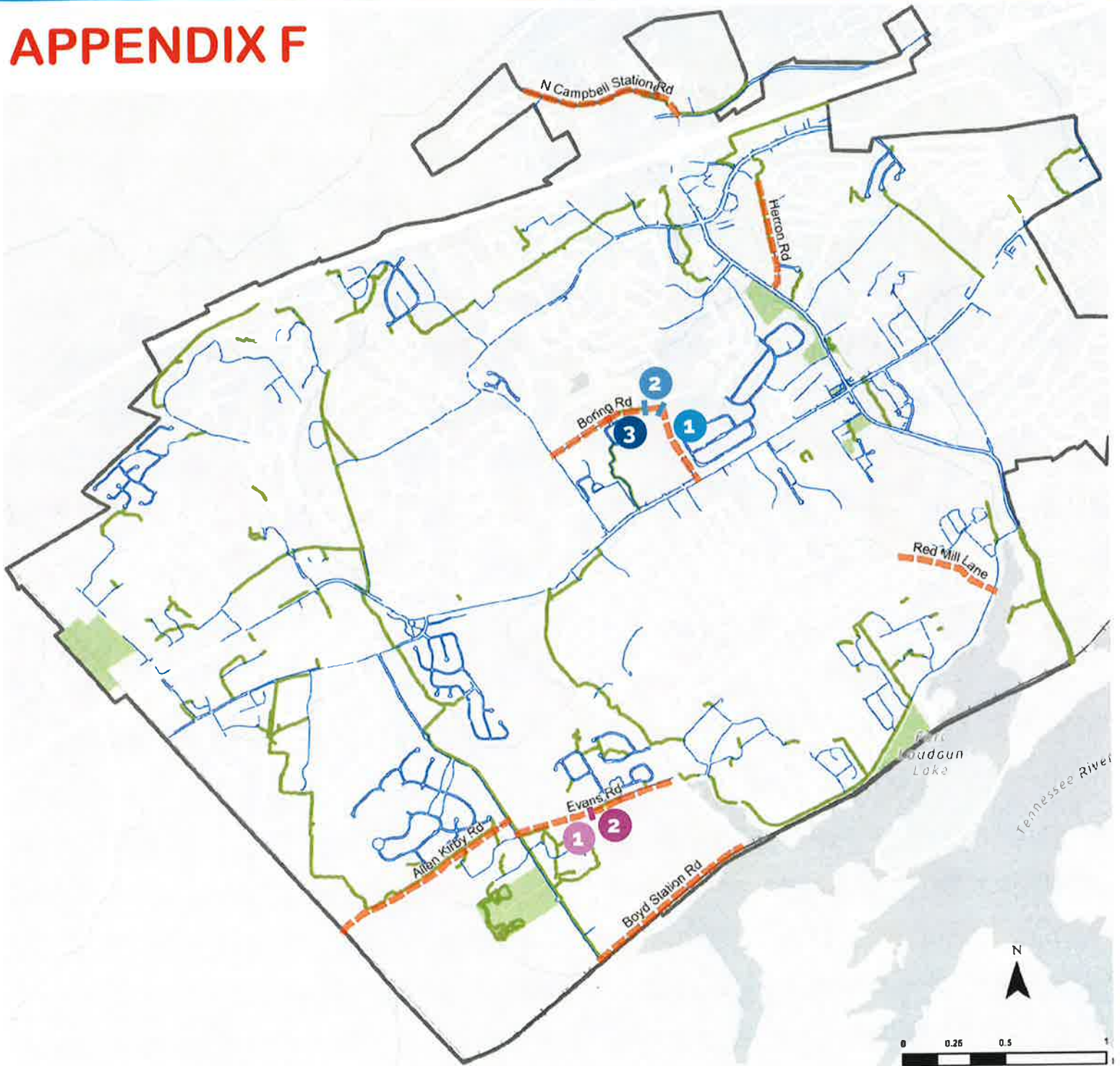
ADOPTED this 16<sup>th</sup> day of October 2025.

  
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Ron Pinchok, Chairman

  
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Shannon Preston, Secretary

# TOWN OF FARRAGUT: STREET SECTIONS

## APPENDIX F



- Town Limit
- Railroads
- Streets
- Parks
- Greenways
- Sidewalks
- Street Sections

### Standard Street Sections

Allen Kirby Road

Boring Road Segment 1

Boring Road Segment 2

Boring Road Segment 3

Boyd Station Road

Evans Road Segment 1

Evans Road Segment 2

Heron Road

N Campbell Station Road

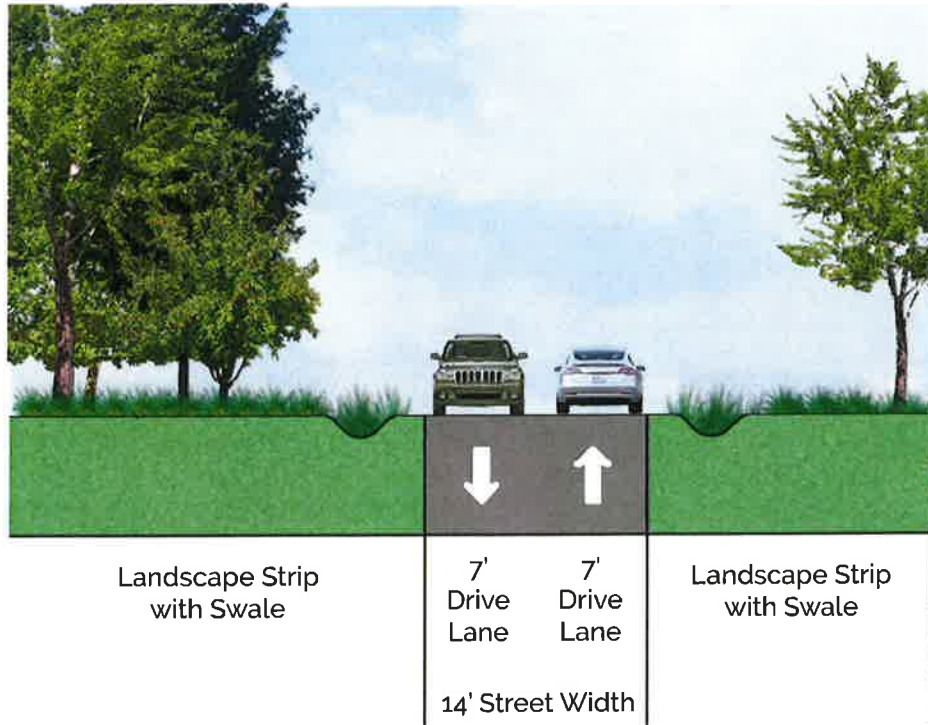
(north of I-40 & the Overlook Apartments)

Red Mill Lane

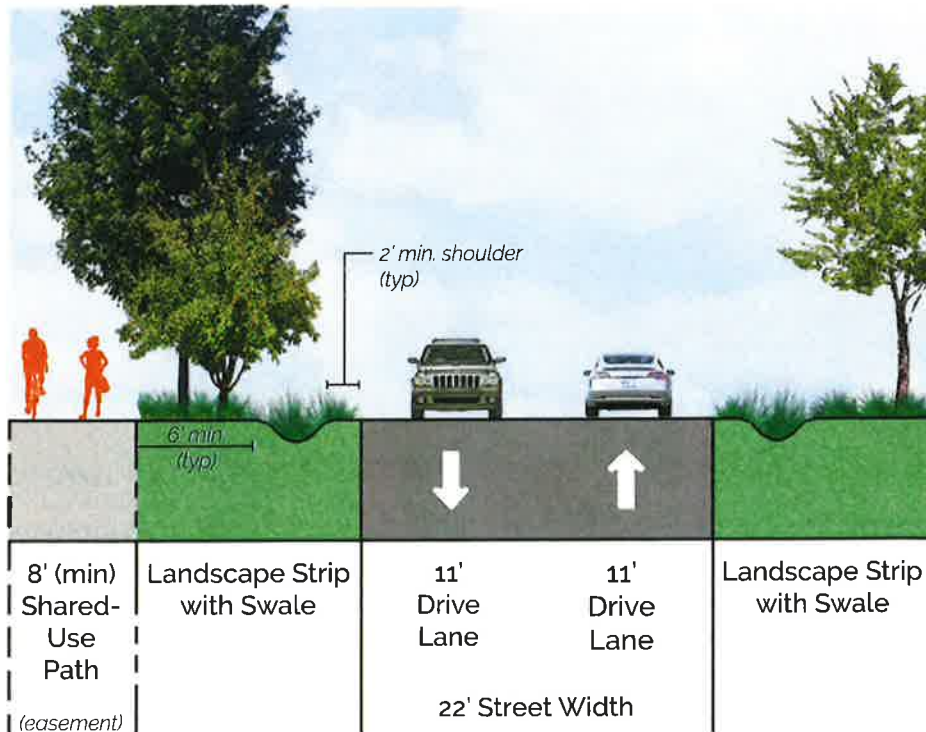
**Resolution PC-25-05**

# ALLEN KIRBY ROAD

(Viewing East)



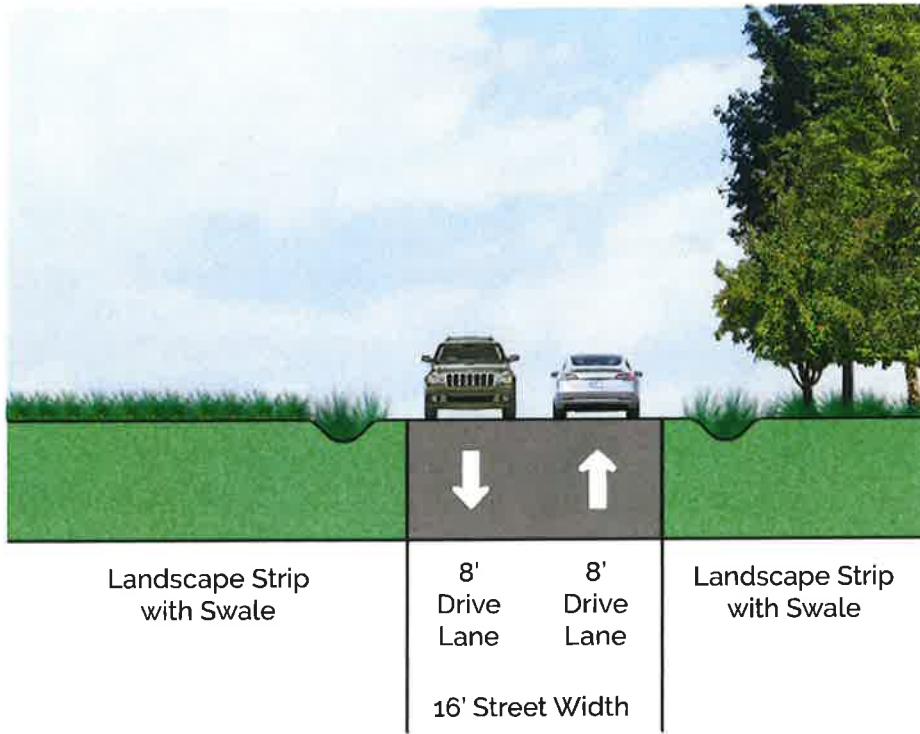
Existing



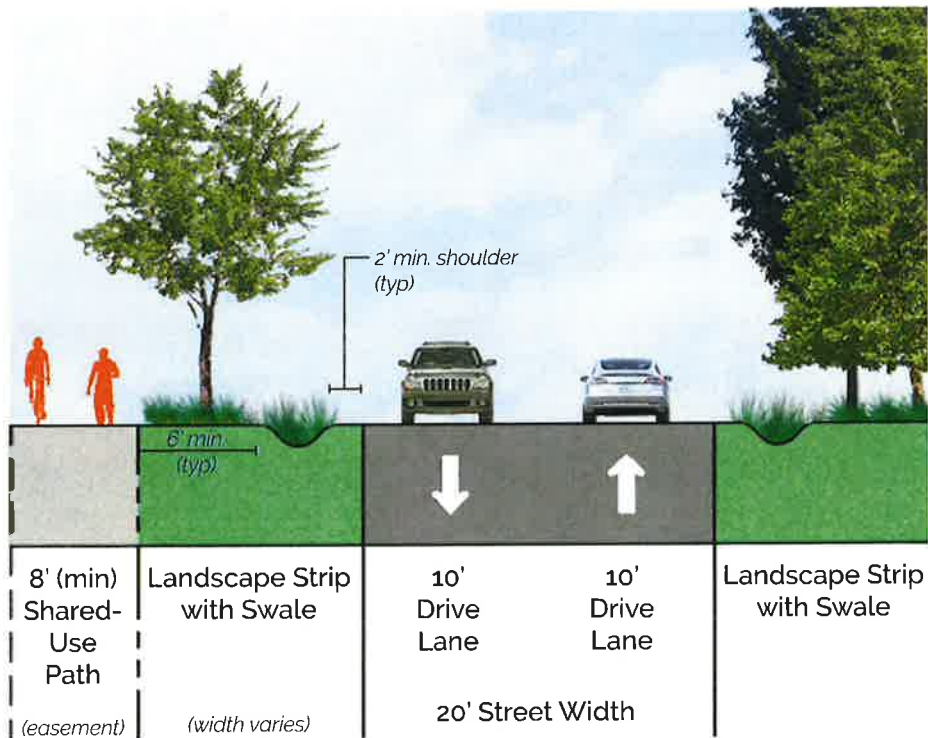
Proposed

# BORING ROAD - SEGMENT 1

## (Viewing North)



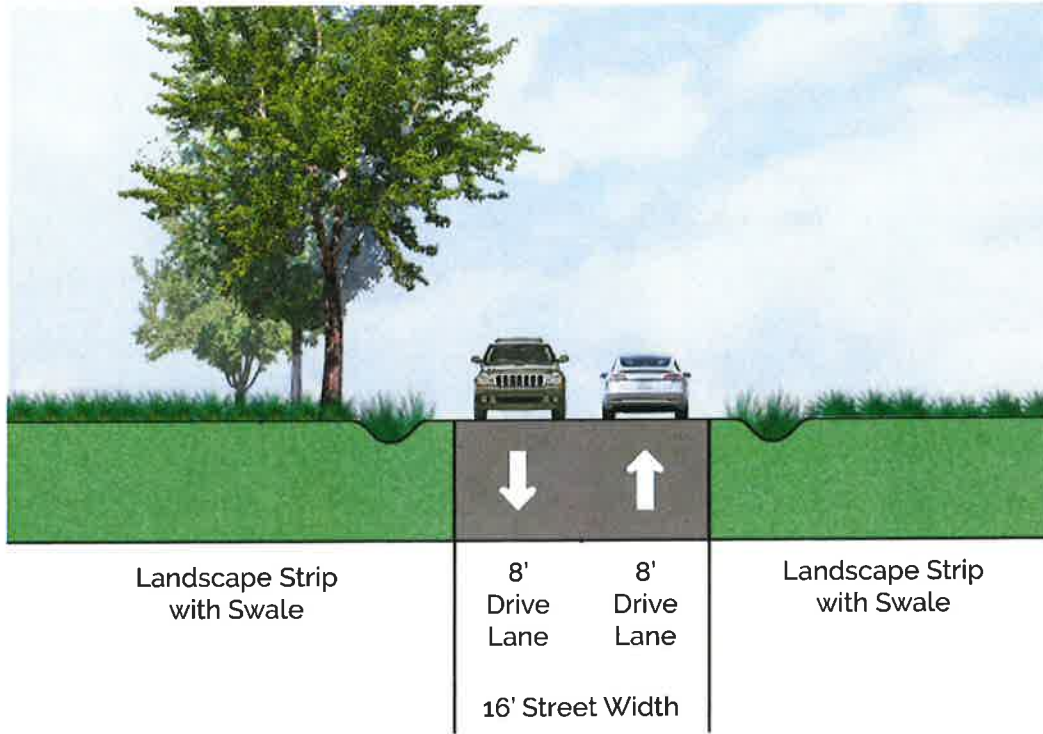
**Existing**



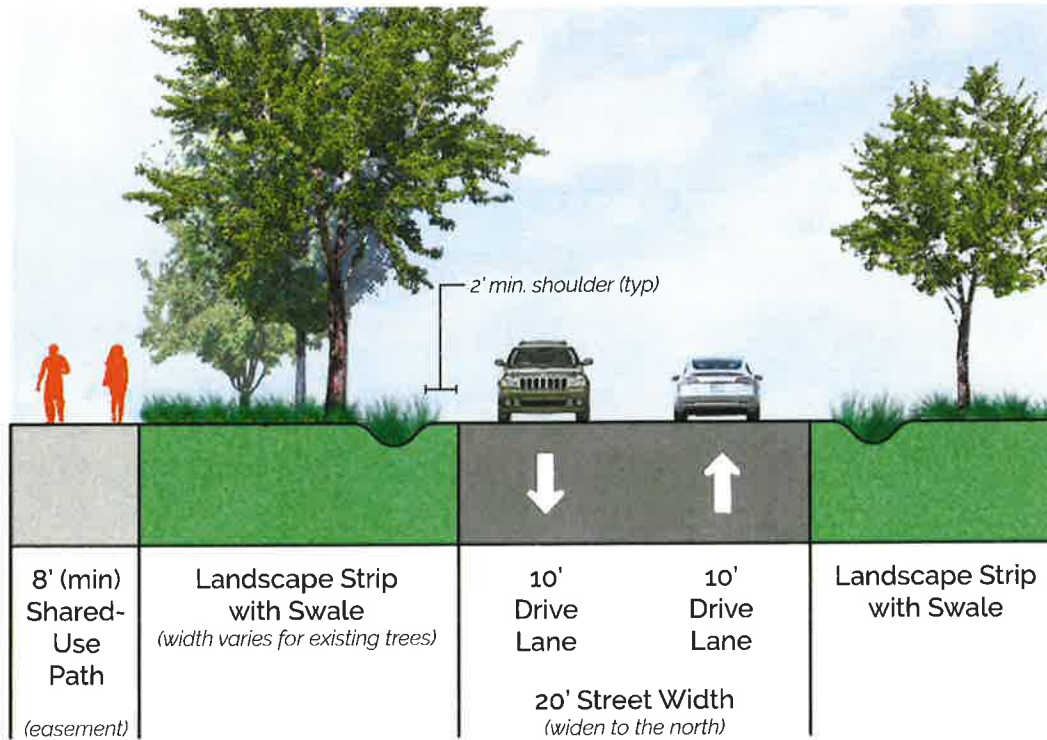
**Proposed**

# BORING ROAD - SEGMENT 2

## (Viewing West)



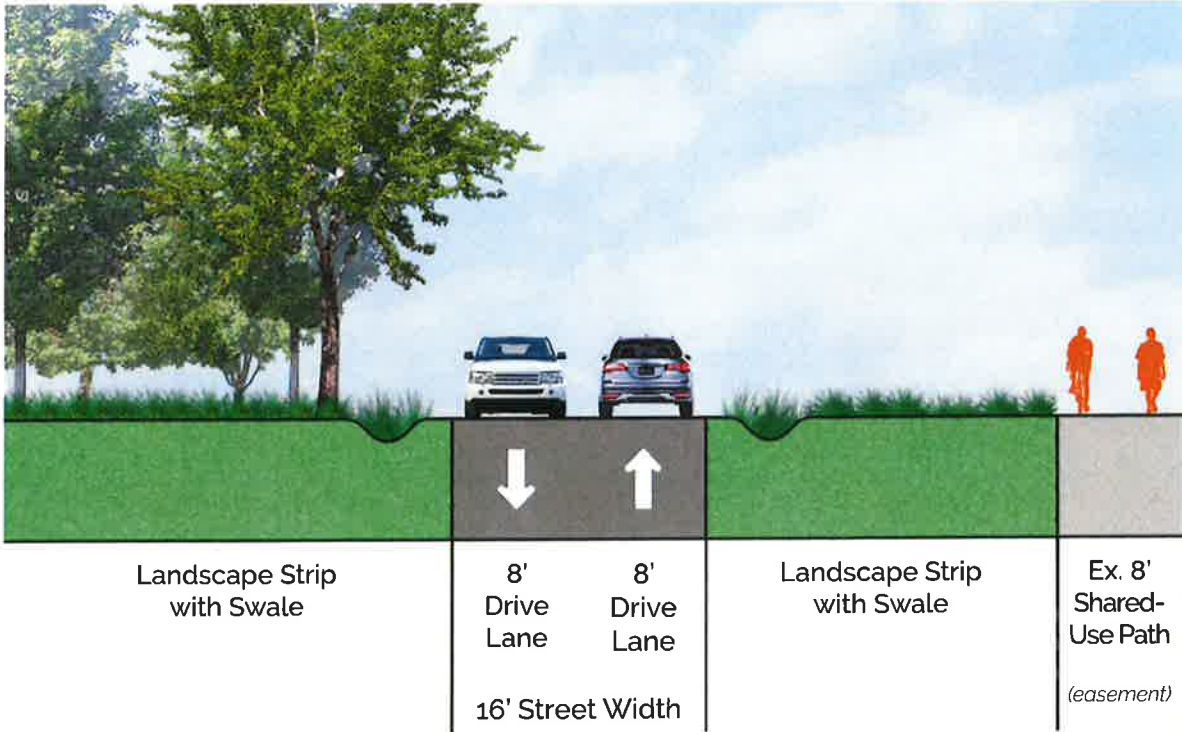
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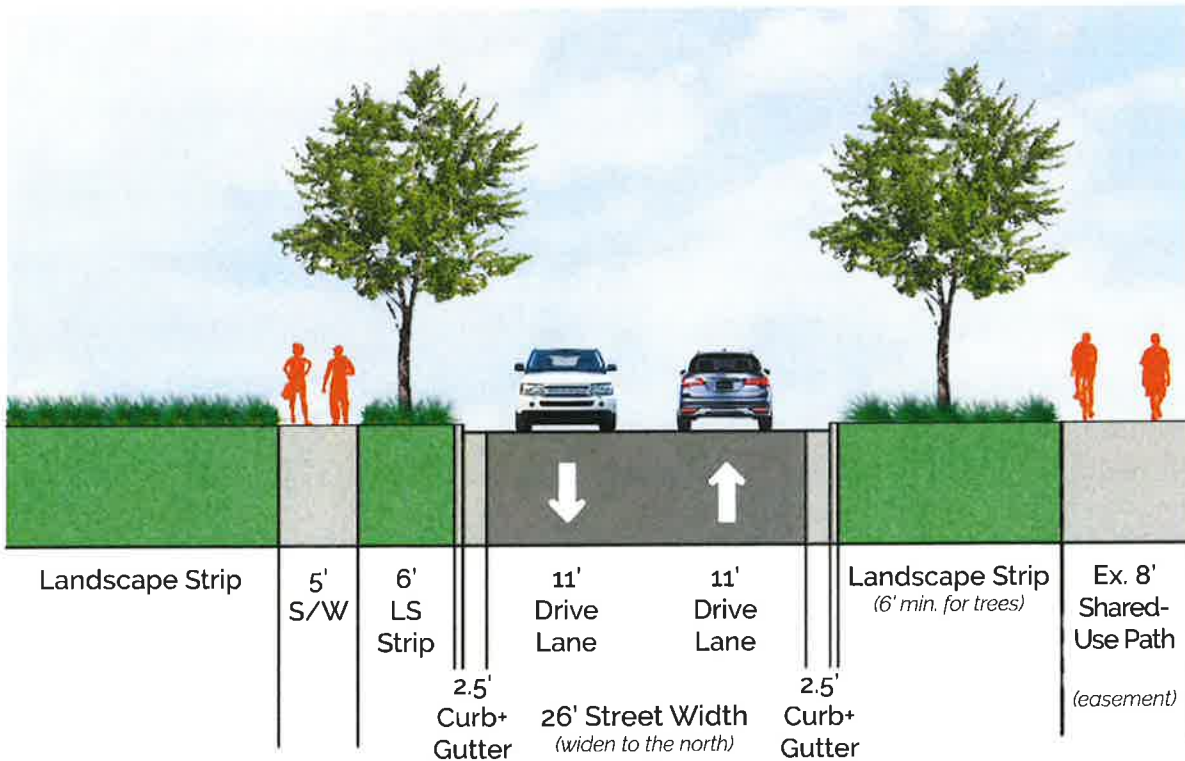
**Proposed**

# BORING ROAD - SEGMENT 3

## (Viewing West)



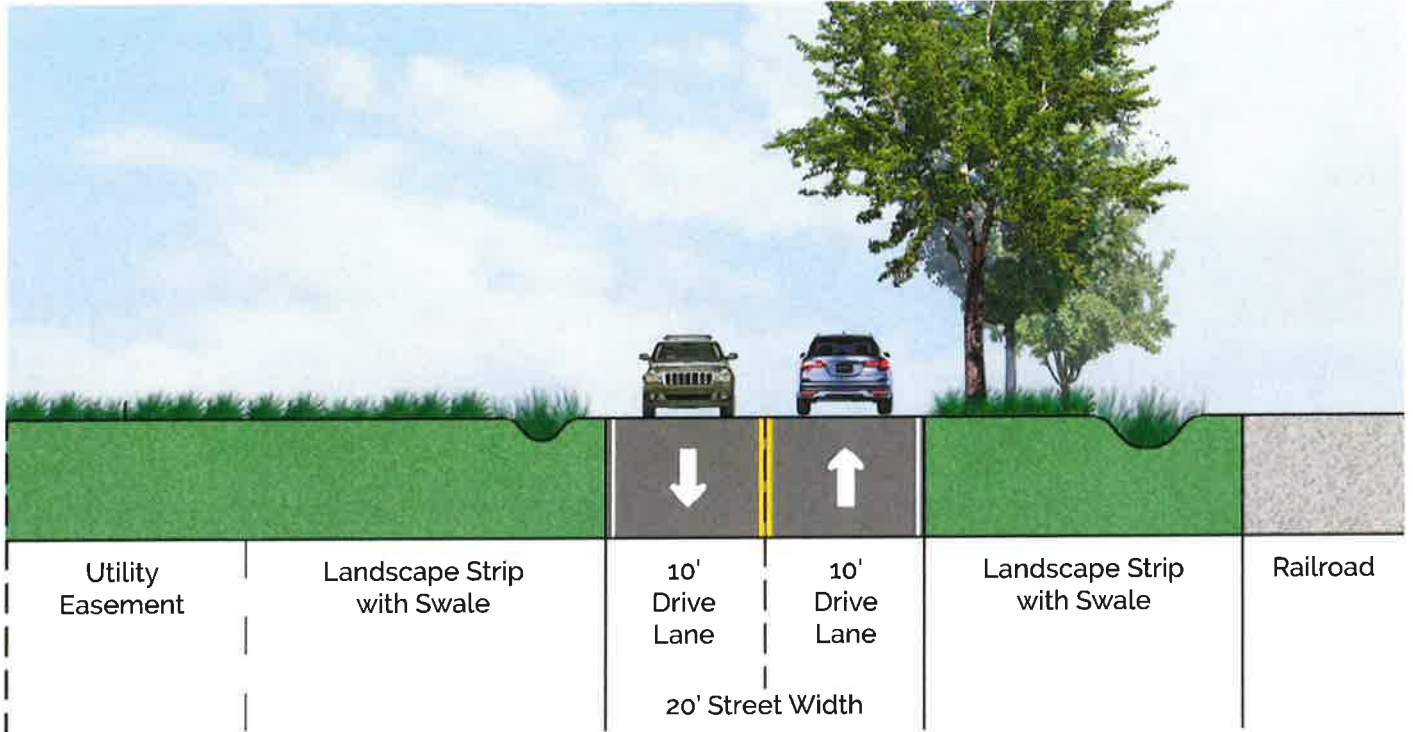
**Existing**



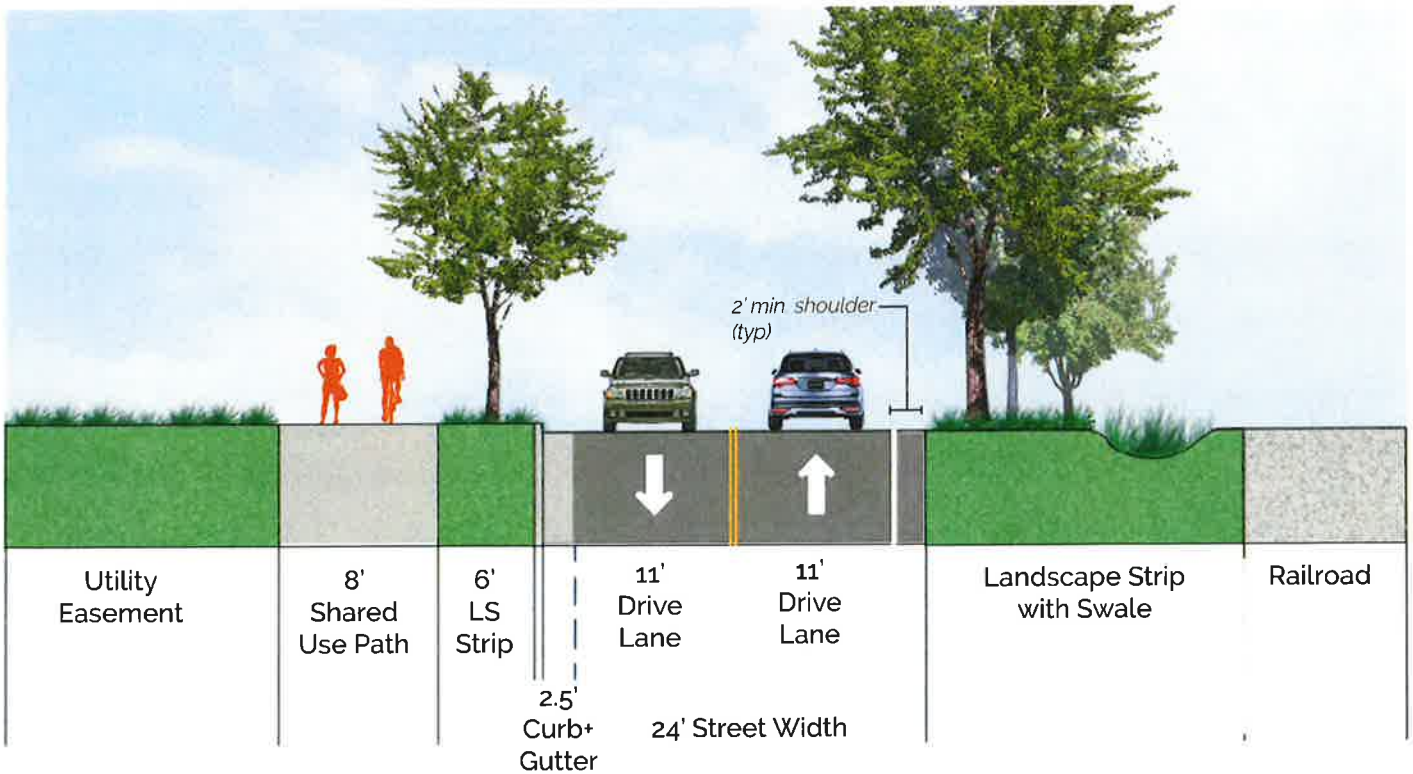
**Proposed**

# BOYD STATION ROAD

(Viewing East)



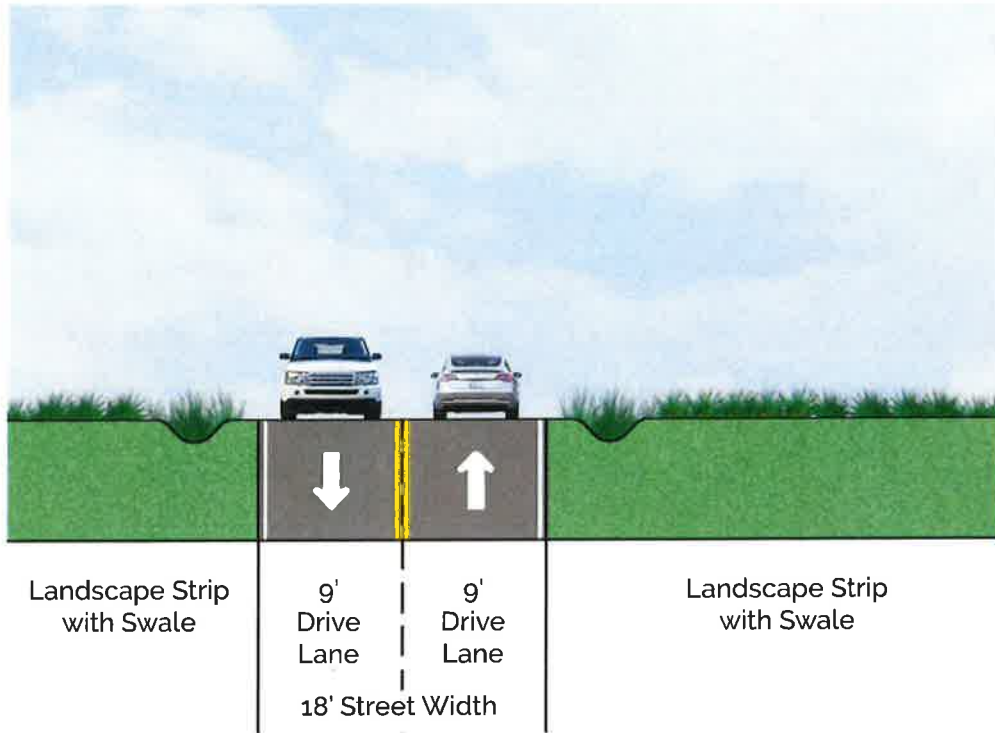
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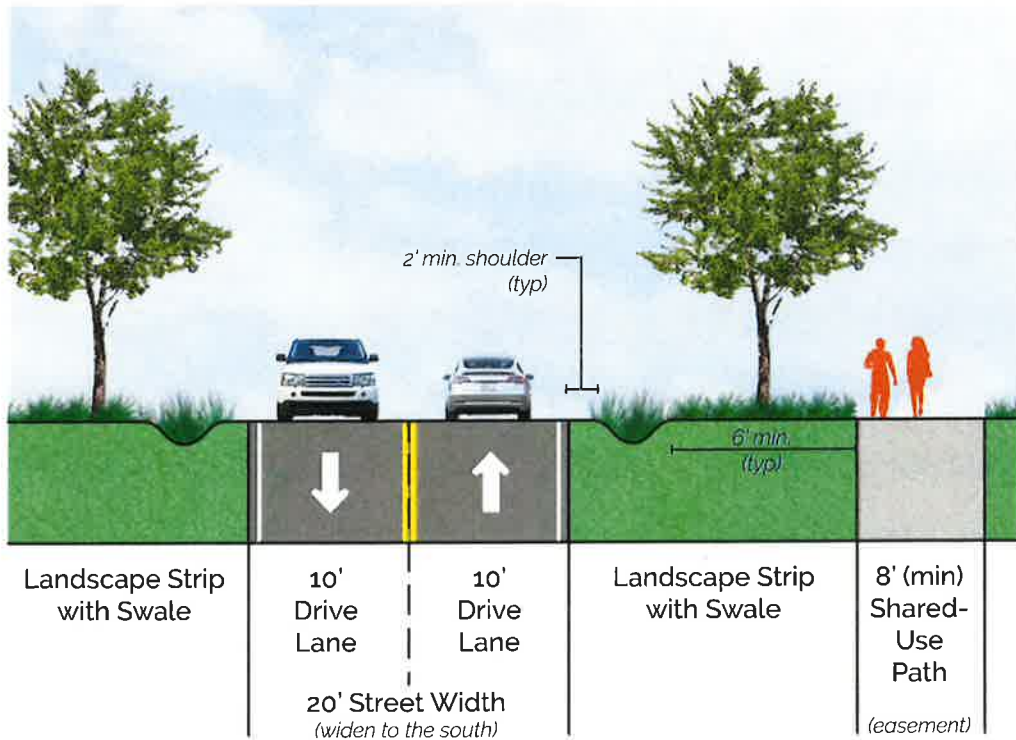
Proposed

# EVANS ROAD - SEGMENT 1

(Viewing East)



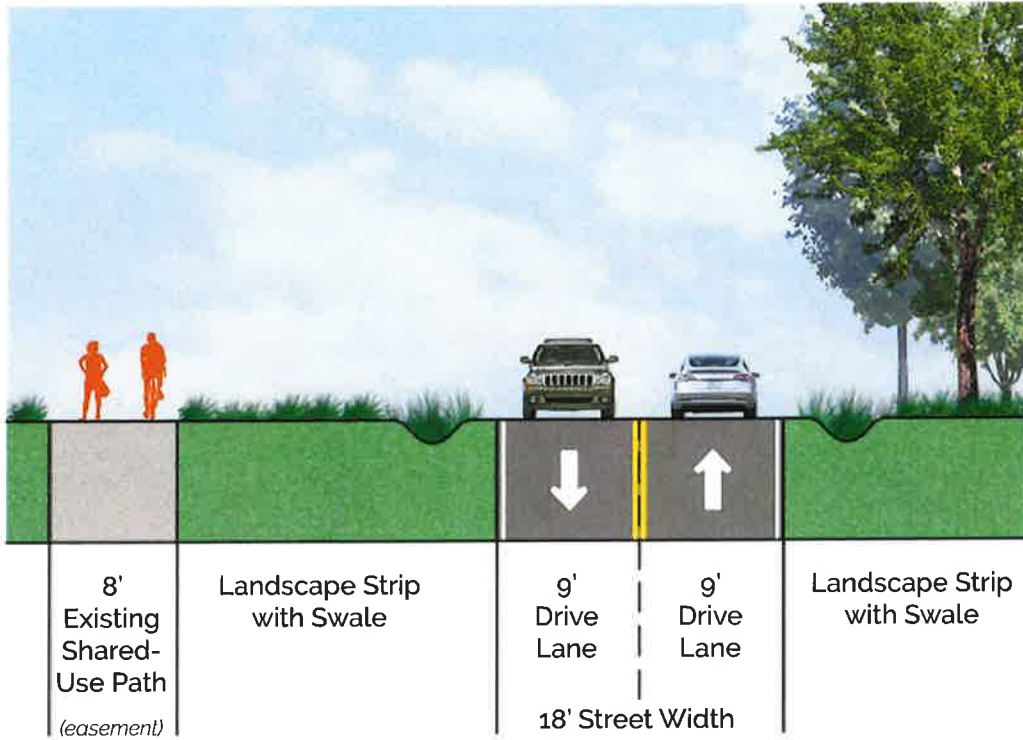
Existing



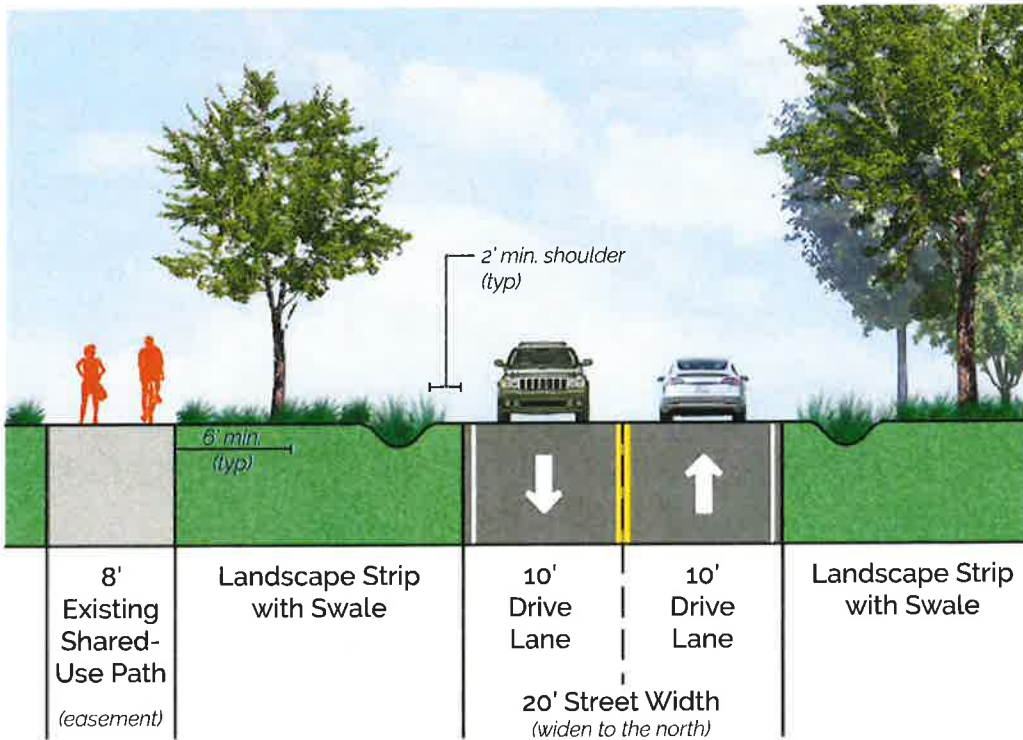
Proposed

# EVANS ROAD - SEGMENT 2

(Viewing East)



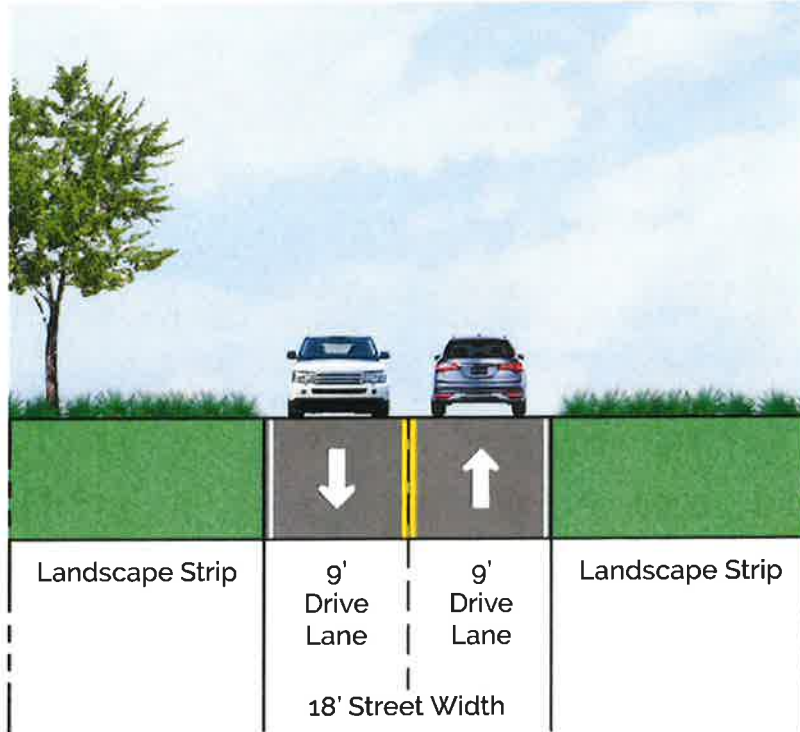
Existing



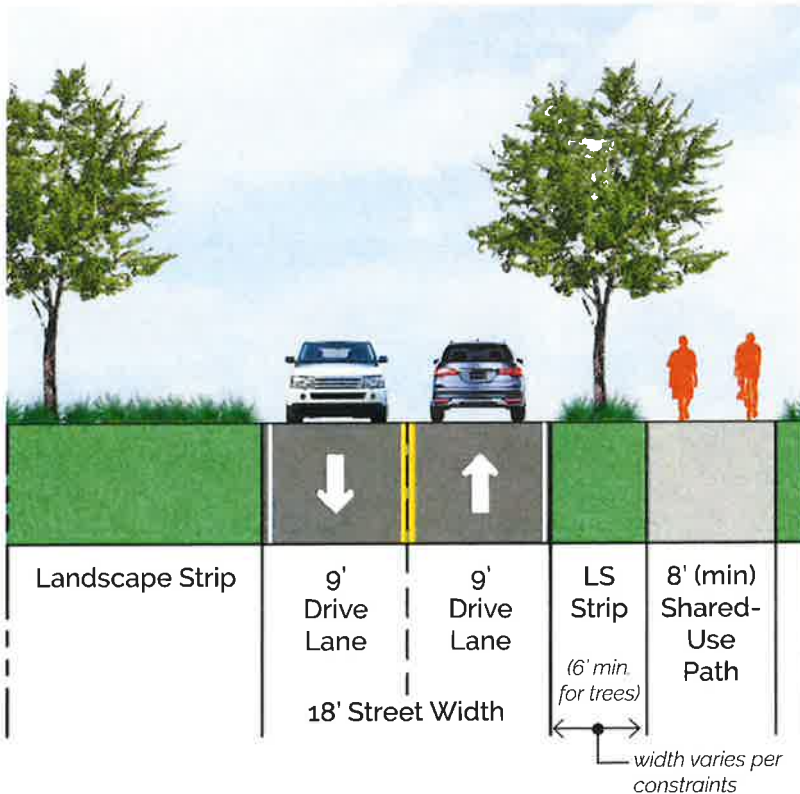
Proposed

# HERRON ROAD

(Viewing North)

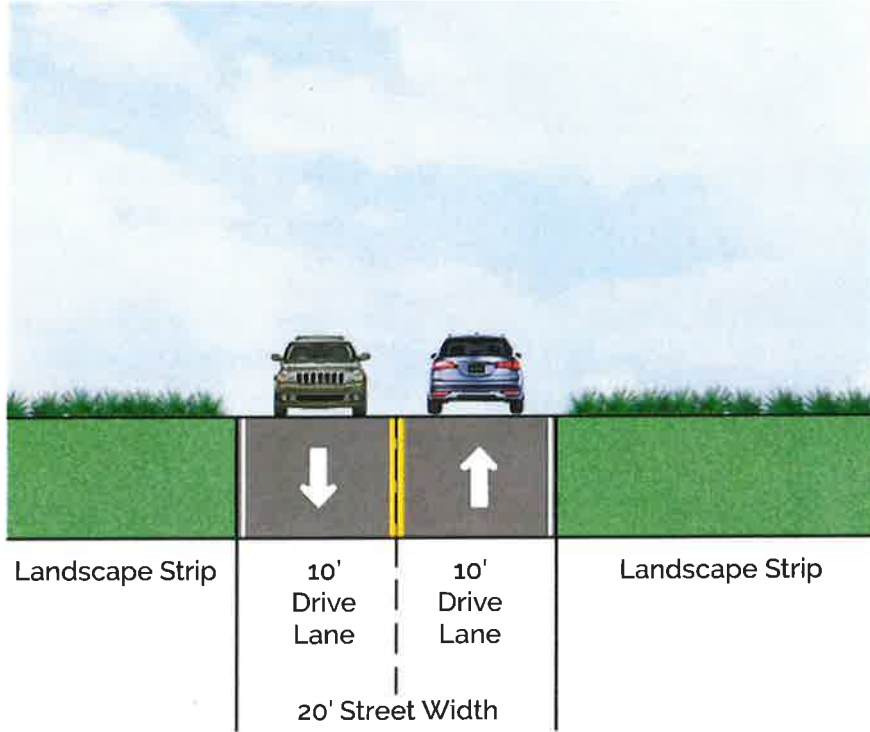


Existing

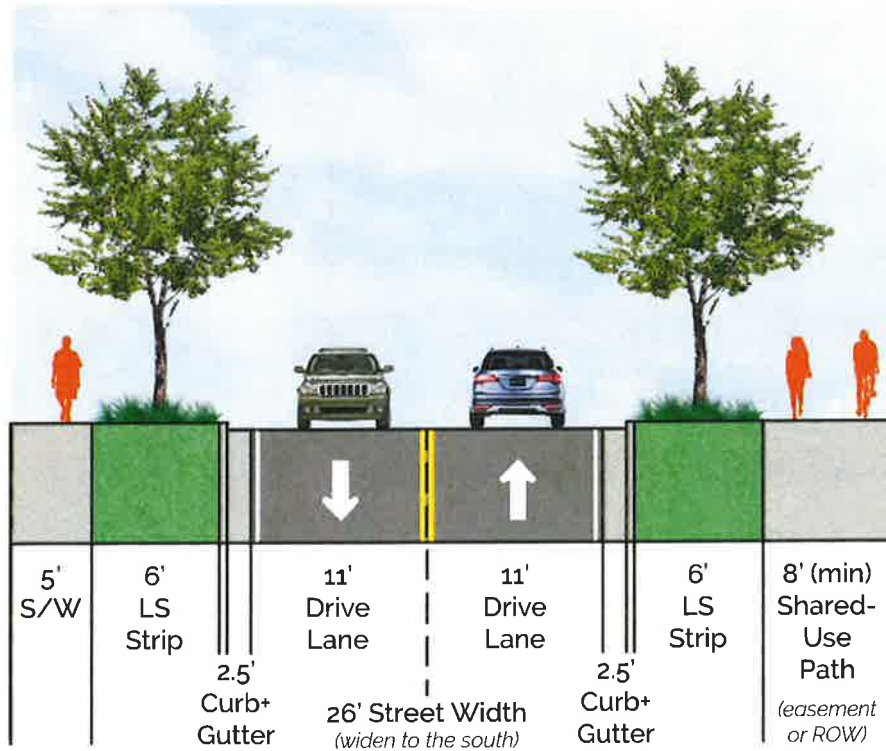


Proposed

# N CAMPBELL STATION ROAD (NORTH OF I-40 & THE OVERLOOK APARTMENTS) (Viewing East)

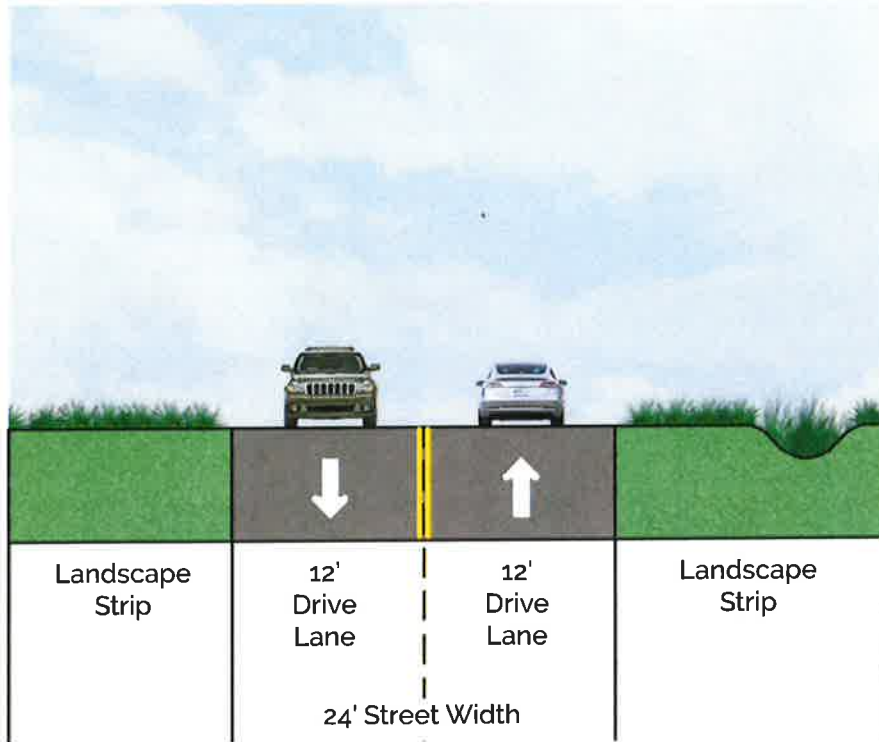


**Existing**

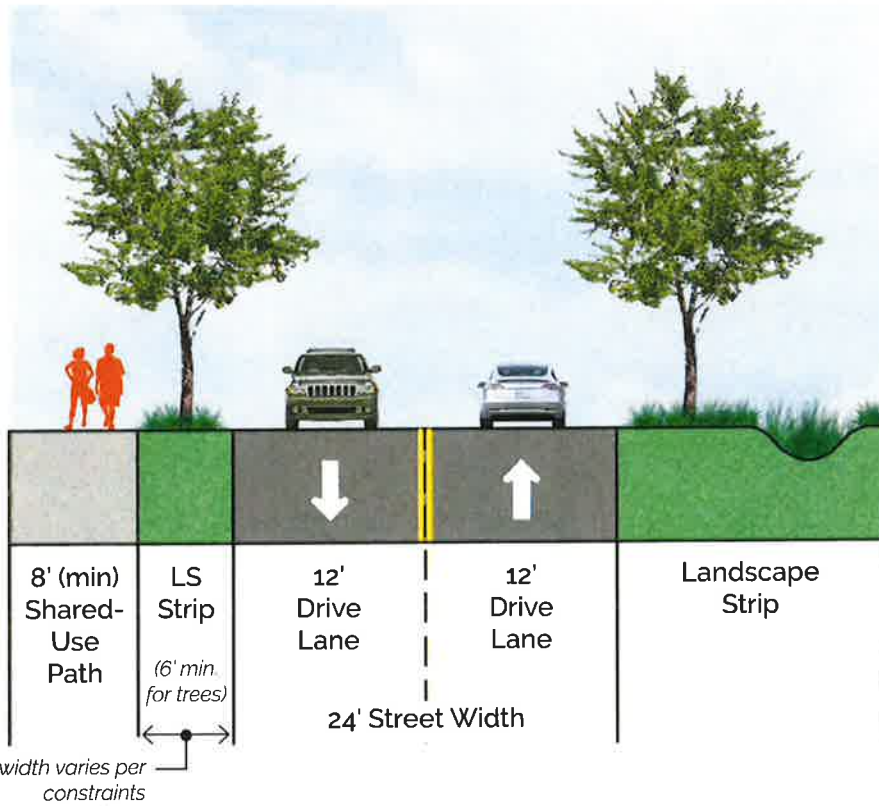


**Proposed**

# RED MILL LANE (Viewing East)



**Existing**



**Proposed**