



# City of Loudon, Tennessee

## Loudon Regional Planning Commission

AGENDA  
LOUDON CITY HALL  
2480 Hwy. 72 N.  
WEDNESDAY, February 7, 2024  
12:30 P.M.

1. Call to Order
2. Pledge of Allegiance and Roll Call

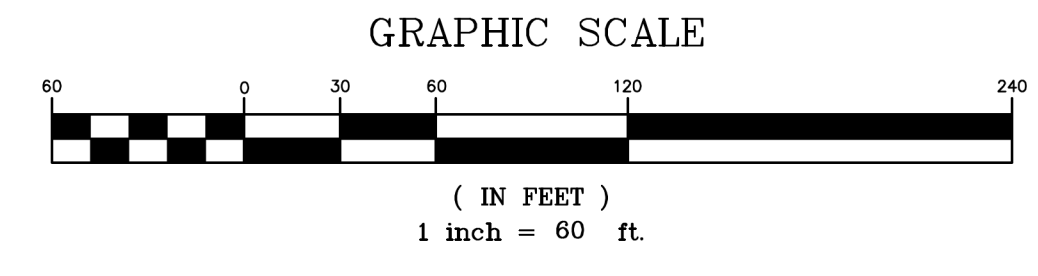
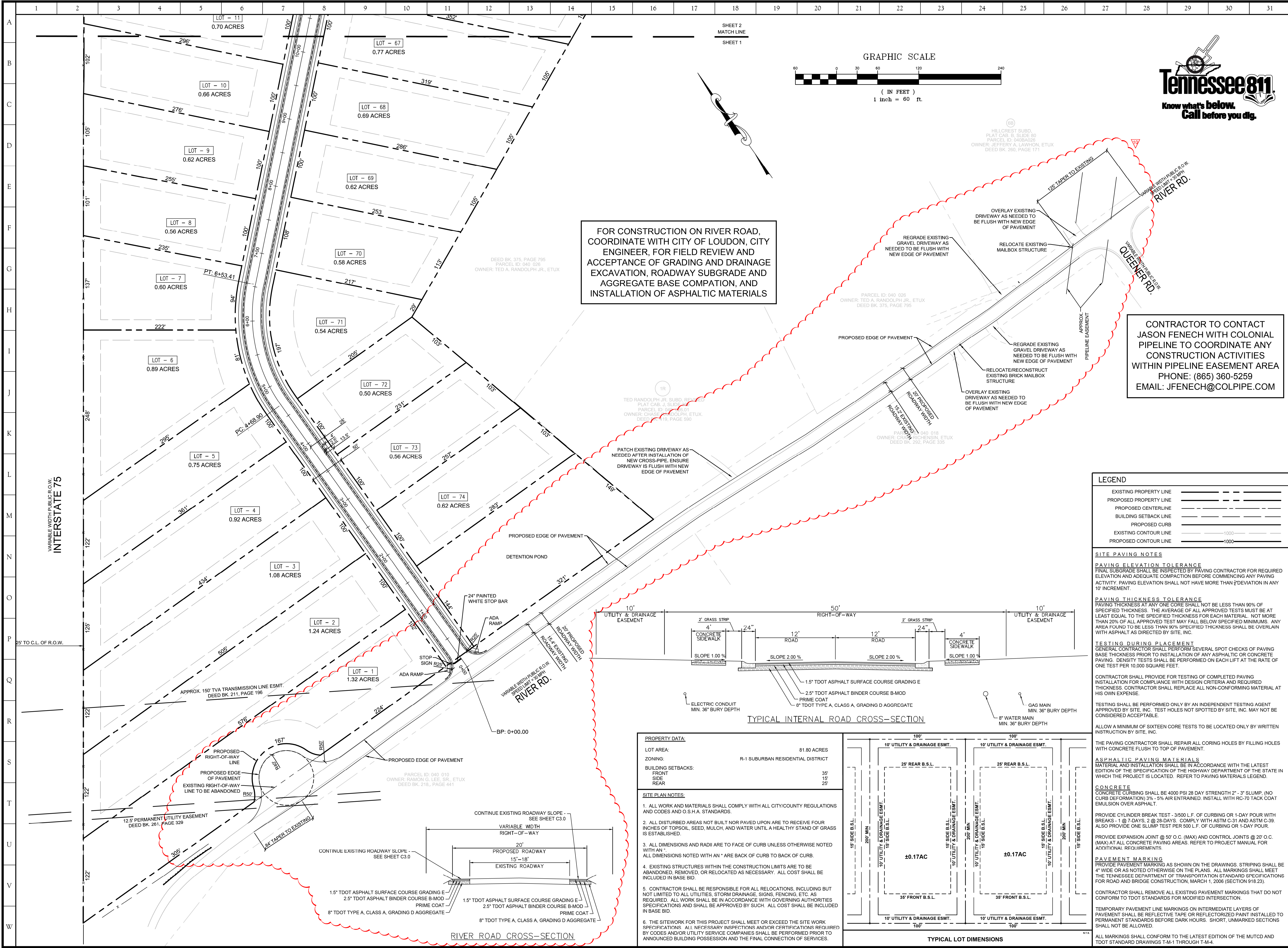
Carlie McEachern, Chairman  
Kevin Bookout  
Dennis Brennan  
Ham Carey  
Tim Dixon

Tim Henley, Secretary  
Debbie Hines, Vice-Chairman  
David Meers  
Salvador Mejia  
Scott Wilson

3. Approval of Minutes from the December 6, 2023 meeting.
4. New Business;
  - A. Preliminary Subdivision Plat Request for The Oak at Sparrow Valley, River Rd and Matlock Bend, Applicant and Property Owner, CHM Homes, Inc., Tax Map 040 Parcel 009.00 and 027.00, Approximately 81.81 acres, 74 Lots, R-1 Low Density;
  - B. Application #47, Site Plan Review, Roberson Springs Rd., Property Owner Elizabeth Hoffer, Applicant, William Greer, Tax Map 047 Parcels 29.00, 29.01 and 30.00, Current Zoning M-2
  - C. Application #48, Site Plan Review, Roberson Springs Rd. and Maremont Parkway, Property Owner, Sunrise Energy Ventures, Applicant, Nick Stein, Inman Solar Inc., Tax Map 040 Parcel 164.00, Current Zoning, R-2 High Density Residential;
  - D. Application #63, Rezoning Request from C-1 Central Business to P-1 Professional and Civic, 404 Cedar St., Applicant Katie Park, Property Owner, Bowen Carey, Tax Map 041A, Group D, Parcel 016.00

5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment





**SITE, INCORPORATED**  
**CIVIL ENGINEERS & SURVEYORS**  
 EST. 1997  
 10215 Technology Drive, Suite 304  
 Knoxville, TN 37932  
 (865) 777-4160  
 www.site-incorporated.com



FOR CONSTRUCTION ON RIVER ROAD, COORDINATE WITH CITY OF LOUDON, CITY ENGINEER, FOR FIELD REVIEW AND ACCEPTANCE OF GRADING AND DRAINAGE EXCAVATION, ROADWAY SUBGRADE AND AGGREGATE BASE COMPACTION, AND INSTALLATION OF ASPHALTIC MATERIALS

CONTRACTOR TO CONTACT JASON FENECH WITH COLONIAL PIPELINE TO COORDINATE ANY CONSTRUCTION ACTIVITIES WITHIN PIPELINE EASEMENT AREA  
 PHONE: (865) 360-5259  
 EMAIL: JFENECH@COLPIPE.COM

**LEGEND**

EXISTING PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
PROPOSED CENTERLINE	---
BUILDING SETBACK LINE	---
PROPOSED CURB	---
EXISTING CONTOUR LINE	---1000---
PROPOSED CONTOUR LINE	---1000---

**SITE PAVING NOTES**  
**PAVING ELEVATION TOLERANCE**  
 FINAL SUBGRADE SHALL BE INSPECTED BY PAVING CONTRACTOR FOR REQUIRED ELEVATION AND ADEQUATE COMPACTION BEFORE COMMENCING ANY PAVING ACTIVITY. PAVING ELEVATION SHALL NOT HAVE MORE THAN 1/2" DEVIATION IN ANY 10' INCREMENT.

**PAVING THICKNESS TOLERANCE**  
 PAVING THICKNESS AT ANY ONE CORE SHALL NOT BE LESS THAN 90% OF SPECIFIED THICKNESS. THE AVERAGE OF ALL APPROVED TESTS MUST BE AT LEAST EQUAL TO THE SPECIFIED THICKNESS FOR EACH MATERIAL. NOT MORE THAN 20% OF ALL APPROVED TESTS MAY FALL BELOW SPECIFIED MINIMUMS. ANY AREA FOUND TO BE LESS THAN 90% SPECIFIED THICKNESS SHALL BE OVERLAIN WITH ASPHALT AS DIRECTED BY SITE, INC.

**TESTING DURING PLACEMENT**  
 GENERAL CONTRACTOR SHALL PERFORM SEVERAL SPOT CHECKS OF PAVING BASE THICKNESS PRIOR TO INSTALLATION OF ANY ASPHALTIC OR CONCRETE PAVING. DENSITY TESTS SHALL BE PERFORMED ON EACH LIFT AT THE RATE OF ONE TEST PER 10,000 SQUARE FEET.

CONTRACTOR SHALL PROVIDE FOR TESTING OF COMPLETED PAVING INSTALLATION FOR COMPLIANCE WITH DESIGN CRITERIA AND REQUIRED THICKNESS. CONTRACTOR SHALL REPLACE ALL NON-COMFORMING MATERIAL AT HIS OWN EXPENSE.

TESTING SHALL BE PERFORMED ONLY BY AN INDEPENDENT TESTING AGENT APPROVED BY SITE, INC. TEST HOLES NOT SPOTTED BY SITE, INC. MAY NOT BE CONSIDERED ACCEPTABLE.

ALLOW A MINIMUM OF SIXTEEN CORE TESTS TO BE LOCATED ONLY BY WRITTEN INSTRUCTION BY SITE, INC.

THE PAVING CONTRACTOR SHALL REPAIR ALL CORING HOLES BY FILLING HOLES WITH CONCRETE FLUSH TO TOP OF PAVEMENT.

**ASPHALTIC PAVING MATERIALS**  
 MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SPECIFICATION OF THE HIGHWAY DEPARTMENT OF THE STATE IN WHICH THE PROJECT IS LOCATED. REFER TO PAVING MATERIALS LEGEND.

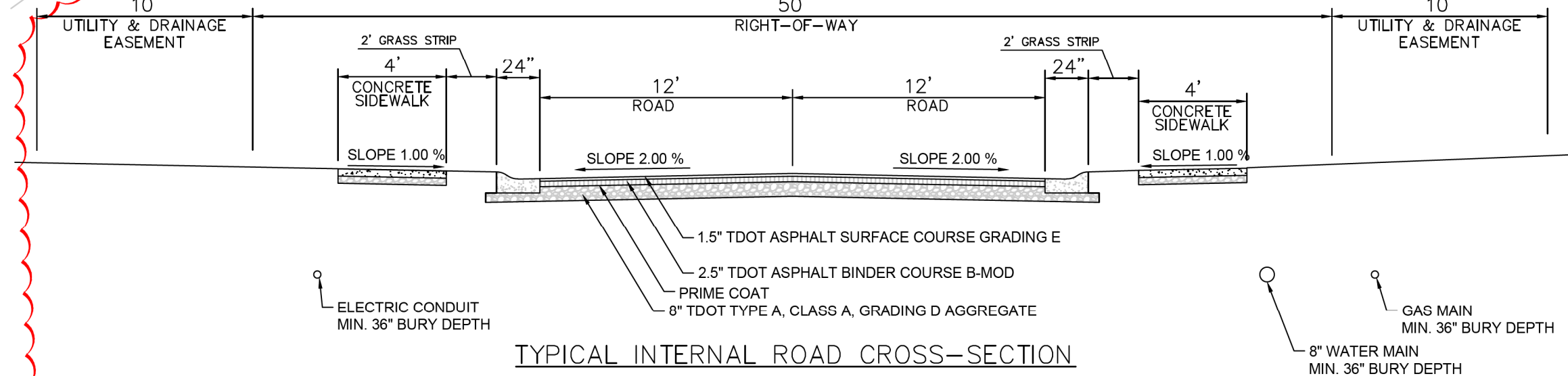
**CONCRETE**  
 CONCRETE CURBING SHALL BE 4000 PSI 28 DAY STRENGTH 2" - 3" SLUMP. (NO CURB DEFORMATION) 3% - 5% AIR ENTRAINED. INSTALL WITH RC-70 TACK COAT EMULSION OVER ASPHALT.

PROVIDE CINDER BREAK TEST - 3/500 L.F. OF CURBING OR 1-DAY POUR WITH BREAKS - 1 @ 7-DAYS, 2 @ 28-DAYS. COMPLY WITH ASTM C-31 AND ASTM C-39. ALSO PROVIDE ONE SLUMP TEST PER 500 L.F. OF CURBING OR 1-DAY POUR.

PROVIDE EXPANSION JOINT @ 50' O.C. (MAX) AND CONTROL JOINTS @ 20' O.C. (MAX) AT ALL CONCRETE PAVING AREAS. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

**PAVEMENT MARKING**  
 PROVIDE PAVEMENT MARKING AS SHOWN ON THE DRAWINGS. STRIPING SHALL BE 4" WIDE OR AS NOTED OTHERWISE ON THE PLANS. ALL MARKINGS SHALL MEET THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, MARCH 1, 2006 (SECTION 918.23).

CONTRACTOR SHALL REMOVE ALL EXISTING PAVEMENT MARKINGS THAT DO NOT CONFORM TO TDOT STANDARDS FOR MODIFIED INTERSECTION.

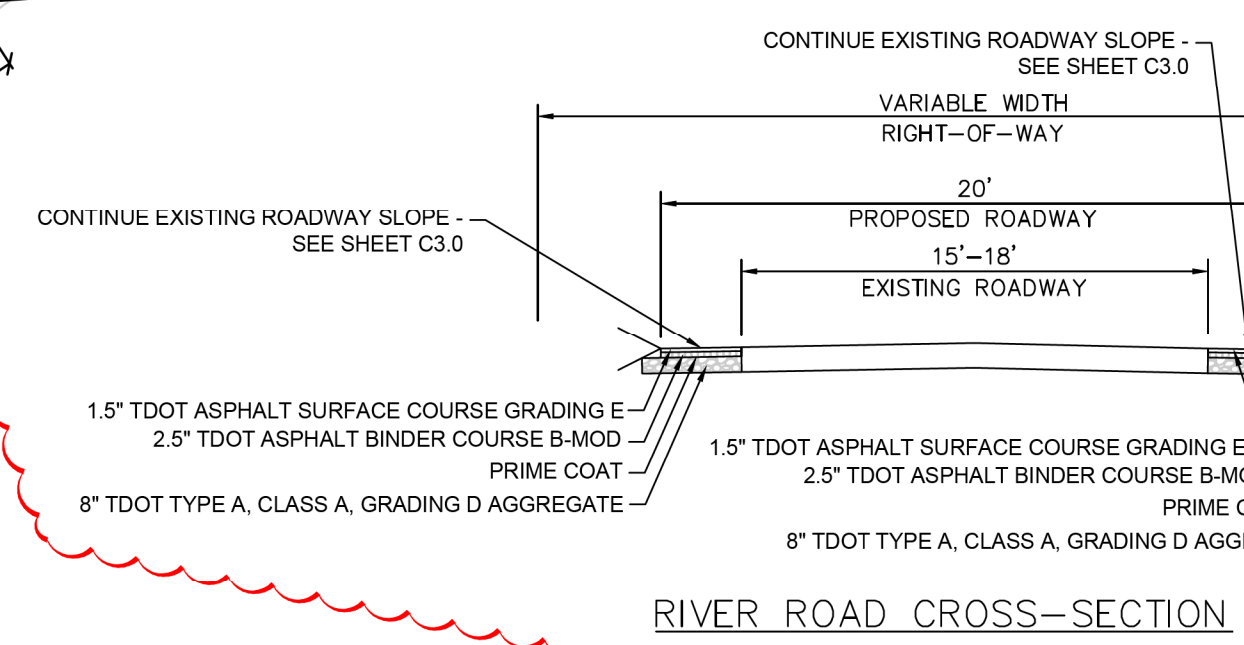
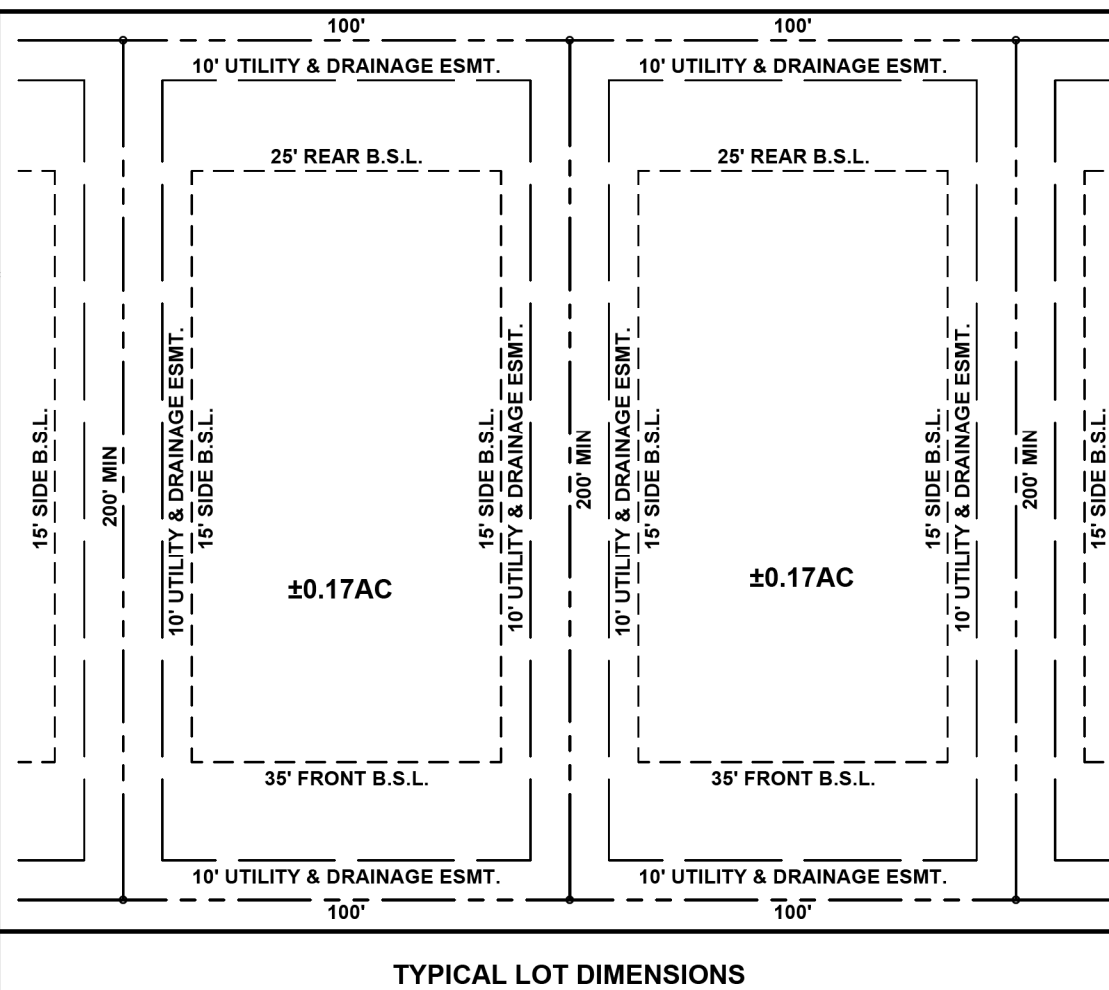


**PROPERTY DATA:**

LOT AREA:	81.80 ACRES
ZONING:	R-1 SUBURBAN RESIDENTIAL DISTRICT
BUILDING SETBACKS:	
FRONT	35'
SIDE	15'
REAR	25'

**SITE PLAN NOTES:**

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL DISTURBED AREAS NOT BUILT NOR PAVED UPON ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
3. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED WITH AN \* ALL DIMENSIONS NOTED WITH AN \* ARE BACK OF CURB TO BACK OF CURB.
4. EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, FENCING, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
6. THE SITEMARK FOR THIS PROJECT SHALL MEET OR EXCEED THE SITEMARK SPECIFICATIONS. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.



Site Road Plan

**The Oak at Sparrow Valley**  
 River Road & Matlock Bend Road  
 Loudon County, Tennessee  
 CMH Homes, Inc.

**REVISIONS**

NO.	DATE	COMMENTS
1	3/27/2023	Revisions
2	04/27/2023	River Road Improvements Added to Plans
3	07/19/2023	Revised per City of Loudon Comments
4	09/12/2023	River Road Alignment + Water Main Revision
5	12/08/2023	River Road Widening Revision
6	01/24/2024	River Road Widening Revision #2

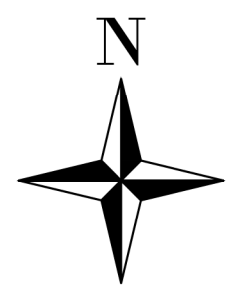
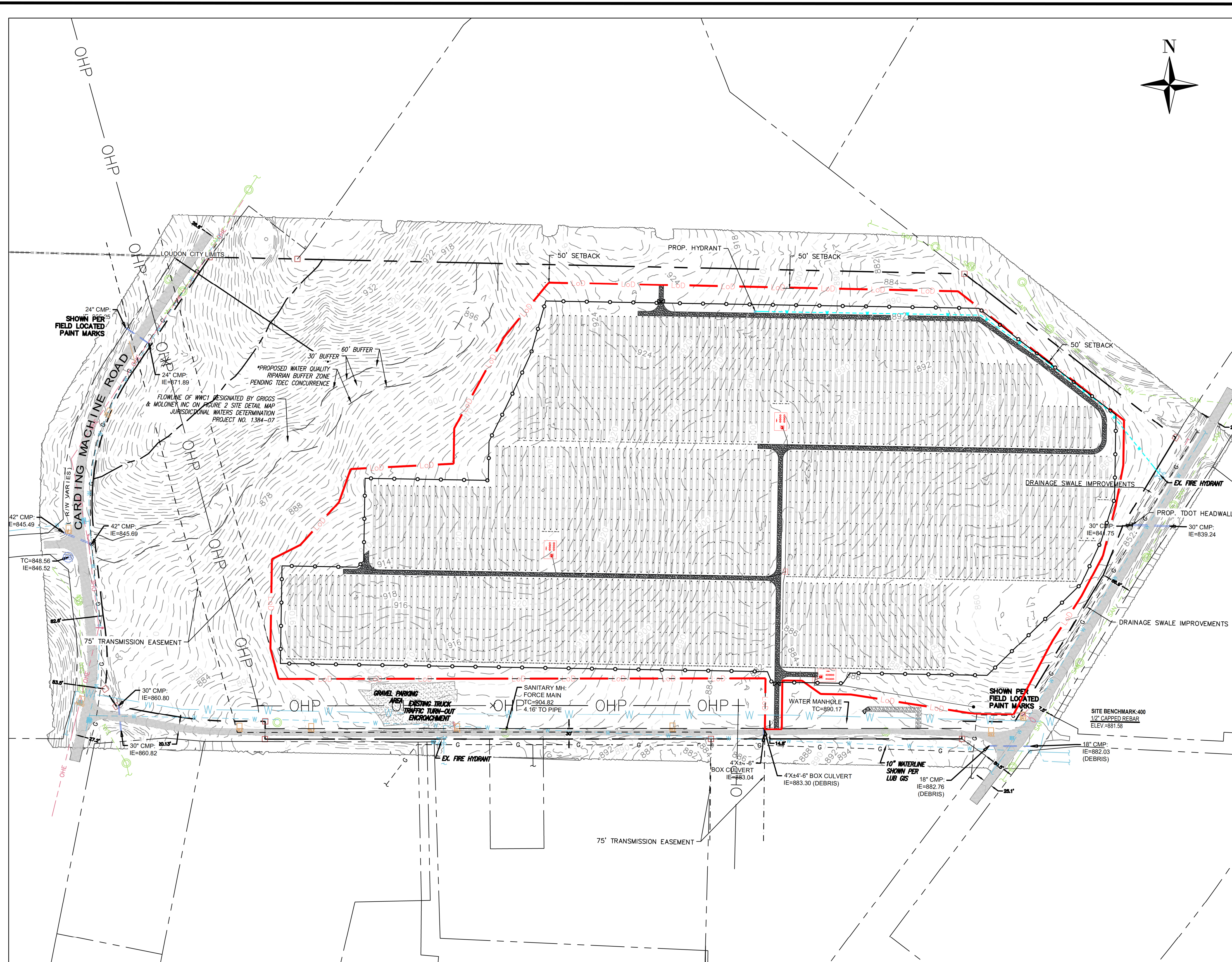
ORIGINAL ISSUE: 03/01/2023  
 SITE PROJECT #: 2073  
 FILE: Layout

**C4.0**







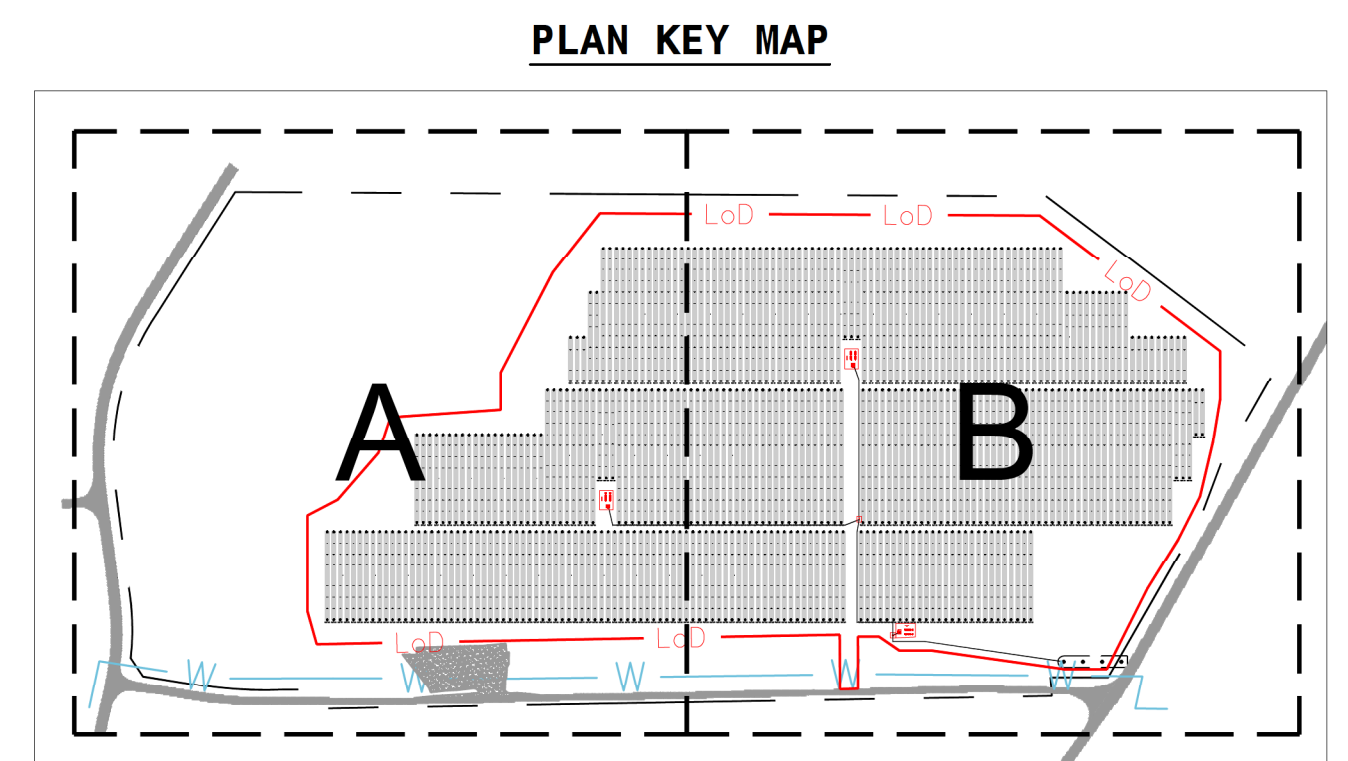


**PROJECT DATA**

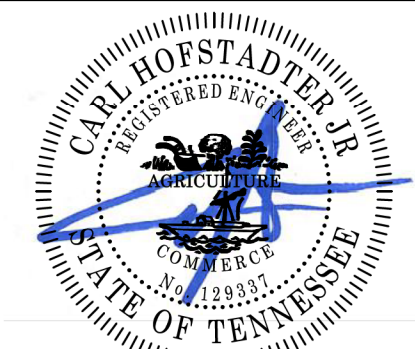
1. PROPERTY OWNER: GRIFFISS LAND COMPANY
2. PROJECT ADDRESS: ROBERSON SPRING RD. LOUDON, TN 37774
3. TOTAL PROJECT AREA: 49.81 ACRES
4. TAX PARCEL #: 040 164.00
5. FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 47105C017D, DATED MAY 16, 2007.
6. CURRENT ZONING: R2
7. UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES SHOWN PER SURVEY BY TWM INC. CONTRACTOR TO FIELD VERIFY PRIOR TO ANY EXCAVATION.
8. ALTA SURVEY PROVIDED BY THOUENOT, WADE, AND MOERCHEN INC. SURVEYOR ON RECORD: GREGORY K. GURNEY DATED: JANUARY 13, 2023

NOTE: NO MAJOR GRADING REQUIRED. CONTRACTOR TO FLATTEN GROUND AS NECESSARY.

- SEE SHEETS EC8.1 - EC8.3 FOR TEMPORARY DRAINAGE TRAPS.
- SEE SHEET 10.0 FOR ROADSIDE DRAINAGE SWALE IMPROVEMENTS.



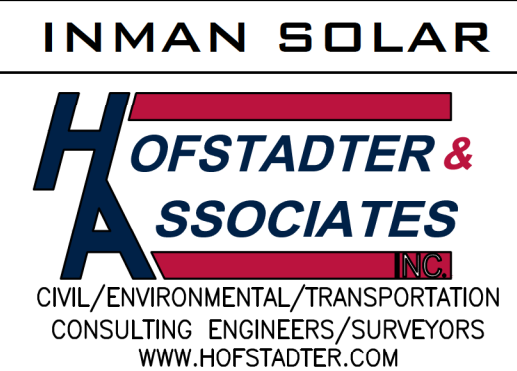
DATE	REVISION BY	DESCRIPTION
12/21/2023	MLM	CITY OF LOUDON COMMENTS
1/18/2024	MLM	ADDED SHEET EC5.1 (SITE PLAN)



SCALE H: 1"=150'  
SCALE V: NA

VERIFY SCALE:  
THESE PRINTS MAY BE REDUCED.  
LINE BELOW MEASURES ONE INCH  
ON ORIGINAL DRAWING

MODIFY SCALE ACCORDINGLY!



**SITE PLAN**

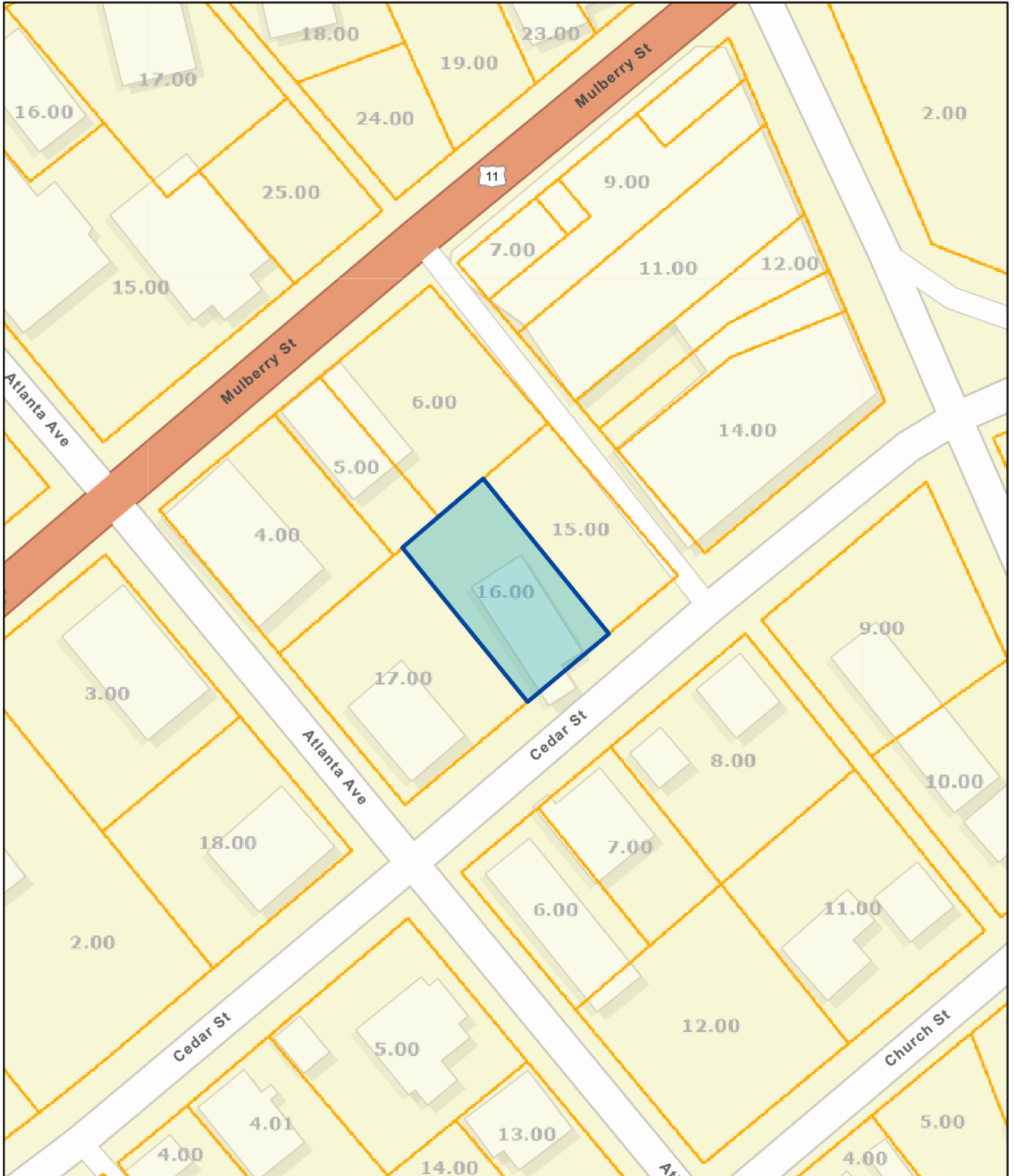
WALKING HORSE SOLAR  
SINGLE AXIS TRACKER  
LOUDON, TN

PROJECT NUMBER: 3057-150	SHEET NUMBER EC5.1
DRAWN BY: MLM	SITE PLAN
CHECKED BY: CEH	
DATE: 11/21/2023	

THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ENGINEER AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

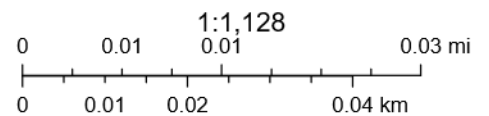


# Loudon County - Parcel: 041A D 016.00



Date: February 2, 2024

County: Loudon  
Owner: CAREY H BOWEN  
Address: CEDAR ST 404  
Parcel Number: 041A D 016.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of TDOT Imagery: 2019  
Date of Vexcel Imagery: 2023



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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.