

**Applicant:** RONALD W WATKINS

**Request:** BUILDING PERMIT

**Meeting Date:** 6/10/2024

---

**Address:** 1315 Lovell Rd.

**Map/Parcel Number:** 118 H A 03202

**Location:** West side of Lovell Road, south side of Yarnell Road

**Existing Zoning:** PC (Planned Commercial), TO (Technology Overlay)

**Proposed Zoning:** N/A

**Existing Land Use:** Agriculture/forestry/vacant land

**Proposed Land Use:** Commercial Strip Center

**Appx. Size of Tract:** 5.09 acres

**Accessibility:** Access is via Lovell Rd, a minor arterial, with a pavement width ranging from 68 ft to 78 ft within a right-of-way of 86 ft to 104 ft.

**Surrounding Zoning and Land Uses:** North: PR (k) (Planned Residential) limited to a maximum of 72 dwelling units, PC (Planned Commercial), TO (Technology Overlay) - Multifamily residential, commercial

South: PC (Planned Commercial), TO (Technology Overlay) - Office

East: RB (General Residential), A (Agricultural), TO (Technology Overlay) - Rural residential, agriculture/forestry/vacant land

West: PR (Planned Residential) up to 5.6 du/ac, TO (Technology Overlay) - Single family residential

---

**Comments:** The proposal is for a new office/retail building at Lovell Rd and Yarnell Rd. The proposed building is 26,600 sq ft and 22 ft tall on this 5-acre lot. There is no floor plan as this is a shell building.

PURSUANT TO ARTICLE V, SECTION 2 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE REQUESTS FOR BUILDING PERMIT CERTIFICATES OF APPROPRIATENESS MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSAL WITH THE TENNESSEE TECHNOLOGY CORRIDOR DESIGN GUIDELINES.

1. There are 3 proposed driveways. The Yarnell Rd driveway will be right-in only, if sight distance cannot be met. There are 2 driveways on Lovell Rd, a TDOT roadway. The driveway closest to the intersection of Yarnell Rd and Lovell Rd will be right in, right out only. The second driveway on Lovell Rd will have full access. Lovell Rd has existing sidewalks and bike lanes. Per the Knox County Sidewalk Ordinance, a sidewalk will be required along the frontage of Yarnell Rd.

2. The Traffic Impact Study (Ajax Engineering, May 2024) recommends reconfiguring the signal timing with the optimized signal timings to reduce the current considerable vehicle delays experienced at the westbound and eastbound approaches on Bob Gray Rd and Yarnell Rd. Additional vehicle storage should be provided for the eastbound approach on Yarnell Road by shifting the bay taper and approach taper further so that the approach taper would begin at the

driveway entrance to Lovell Crossing Apartments. This would potentially require adding a few feet of pavement to the inner curve of Yarnell Road's south side to provide the full width for the through lanes plus the center transition for the left-turn lane. Lastly, the construction of a separate southbound right-turn lane on Lovell Road for vehicles entering the proposed full access driveway for Lovell Crossing Development is necessary.

3. The building will be one-story and two-story and is approximately 22 ft tall. The proposed materials consist of brick veneer and precast concrete cornice. The building will have large storefront windows.

4. The parking lot has 118 parking spaces, including 12 bicycle parking spaces. This meets the TTCDA guidelines for a 80-space minimum and 120-space maximum.

5. The applicant is requesting two waivers. A waiver to Section 2.3. requiring a floor plan. This is a shell building and the floor plans will be determined based on tenants needs. Staff supports this waiver based on the justification provided by the applicant and because the only requirement for floor plans required by the Guidelines is to dimension openings and label floor plans. This would be done during the permitting stage, and plans would be required to meet building codes and ADA requirements. The second waiver is for Section 1.4.1 pertaining to the 100-ft setback required when the abutting property is a residential use. The rear of the building is approximately 63 ft from the property line adjacent to a single-family residential subdivision. The applicant has stated that the irregular shape of the lot requires a small portion of the building (2,360 sq ft) to be within the 100-ft setback. This property sits approximately 60 ft above the subdivision below. Because of the large grade difference, it is important for the rear of this property to provide landscaping to buffer the view from the residential development. Landscaping has been provided along the rear.

6. Additionally, lighting levels at the shared property line with residential properties shall be 0 footcandles (fc). This issue would be corrected with installation of light shields onto the fixtures, which block the light source from being visible and help prevent light from shining directly onto a neighboring property. The fc issue is generally more related to light trespass and how far the fixture is from the lot line. A photometric plan has been submitted showing no lights along the rear of the building, with 0 fc along the shared residential lot line. The lighting plan meets all TTCDA guidelines for lighting intensity. Staff will support this waiver for 2,360 sq ft of the rear of the building to be 63 ft from the property line instead of the 100 ft minimum abutting the residential subdivision because the photometric plan shows zero footcandles and landscaping has been provided.

7. The landscape plan meets all guideline requirements. Both streets Lovell Rd and Yarnell Rd are screened with landscaping.

8. No signage has been proposed at this time.

**B. CONFORMITY OF THE PROPOSAL WITH THE KNOXVILLE-KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS AND EITHER THE KNOXVILLE ZONING ORDINANCE, OR THE KNOX COUNTY ZONING ORDINANCE, AS APPROPRIATE.**

PC (Planned Commercial), TO (Technology Overlay):

1. PC zone: It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers. This retail/office building proposal is consistent with the intent of the PC zone.

2. Properties in the PC zone require development plan approval by the Planning Commission. This case is scheduled to be heard at the June 13, 2024 Planning Commission meeting (3-A-24-DP).

C. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE.

1. This development will provide the neighborhood with retail and office services in close proximity. A sidewalk will be required along Yarnell Rd. Right in, right out entry and exit will be required along Yarnell Rd entrance if sight distance cannot be met, and only one full access driveway will be allowed on Lovell Rd.

2. The landscape buffer will help to minimize the view of this development from the neighboring residential neighborhood.

D. CONSISTENCY OF THE PROPOSAL WITH THE REQUIREMENTS OF KNOX COUNTY DEPARTMENTS, AS APPROPRIATE.

1. This development will provide a sidewalk along the entire Yarnell Rd frontage per the Knox County Sidewalk Ordinance (Chapter 54, Article IV of the Knox County Code).

2. Roadway improvements required by Knox County Engineering and Public Works during permitting, as outlined in the Traffic Impact Study for Lovell Crossing Development prepared by Ajax Engineering May 2024 will be conditioned on the approval.

---

**Design Guideline  
Conformity:**

With the recommended conditions and approval of the waivers, the proposed development conforms to the TTCDA Design Guidelines.

---

**Waivers and Variances  
Requested:**

1. Reduce the 100-ft rear setback for property adjacent to residential zones to 63 ft along the southwest property line where the property abuts houses on Grantham Lane.
2. Waiver to not require a floor plan because tenants have not been identified.

---

**Staff Recommendation:**

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to seven conditions:

- 1) Implementing the recommendations of the Traffic Impact Study for Lovell Crossing Development by Ajax Engineering, May 2024, as revised and approved by Planning, Knox County Engineering and Public Works and Tennessee Department of Transportation staff (see Exhibit B). A Memorandum of Understanding with Knox County Engineering and Public Works for completing off site road improvements may be required per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102).
- 2) Access to Yarnell Rd must meet the minimum sight distance 400 ft. Otherwise, this driveway must be right in only.
- 3) Providing a sidewalk along the entire Yarnell Rd frontage per the Knox County Sidewalk Ordinance (Chapter 54, Article IV of the Knox County Code).
- 4) Meeting all applicable requirements of Knox County Engineering and Public Works and Tennessee Department of Transportation (TDOT).
- 5) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 6) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 7) Obtaining Planning Commission approval of the development plans (Case# 3-A-24-DP).





Whitney Warner <[whitney.warner@knoxplanning.org](mailto:whitney.warner@knoxplanning.org)>

---

## Postpone 2-A-24-TOB

1 message

---

**Amy Sherrill** <[asherrill@benefieldrichters.com](mailto:asherrill@benefieldrichters.com)>

Mon, Jan 29, 2024 at 2:56 PM

To: "whitney.warner@knoxplanning.org" <[whitney.warner@knoxplanning.org](mailto:whitney.warner@knoxplanning.org)>

Whitney,

I am writing to request item 2-A-24-TOB be postponed to next month.

Thanks

Amy

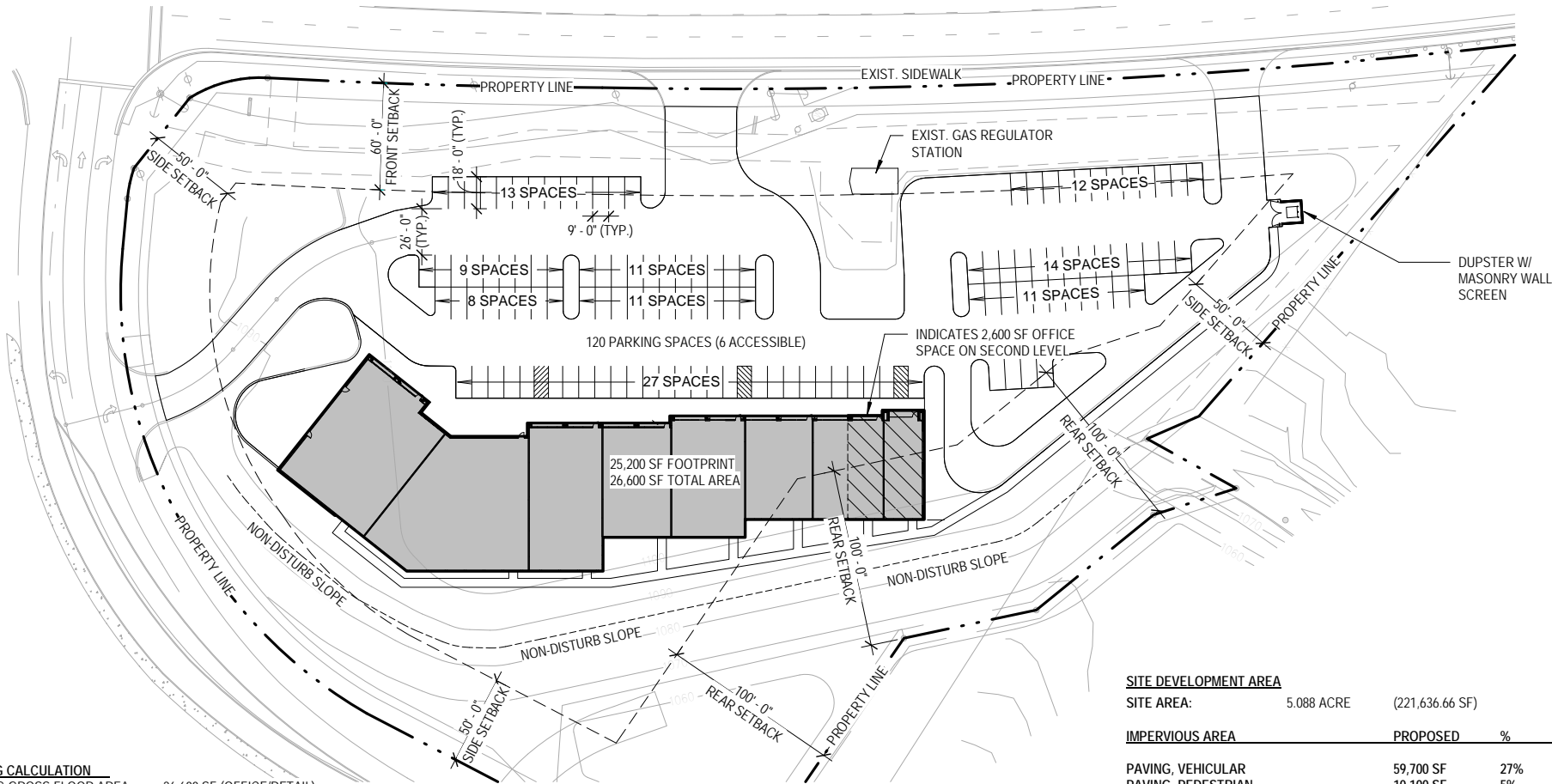
Amy Sherrill, RA, Principal Architect

Benefield Richters

865-637-7009 (o)

678-878-8993 (m)

[asherrill@benefieldrichters.com](mailto:asherrill@benefieldrichters.com)



**PARKING CALCULATION**  
 BUILDING GROSS FLOOR AREA: 26,600 SF (OFFICE/RETAIL)

MIN. REQUIRED PARKING: MIN. 3 PER 1,000SF GFA = 80 SPACES  
 MAX. VEHICLE PARKING ALLOWED: 4.5 PER 1,000SF GFA = 120 SPACES

PROPOSED PARKING: 120 SPACES, INCLUDING (6) ADA SPACES

**SITE DEVELOPMENT AREA**

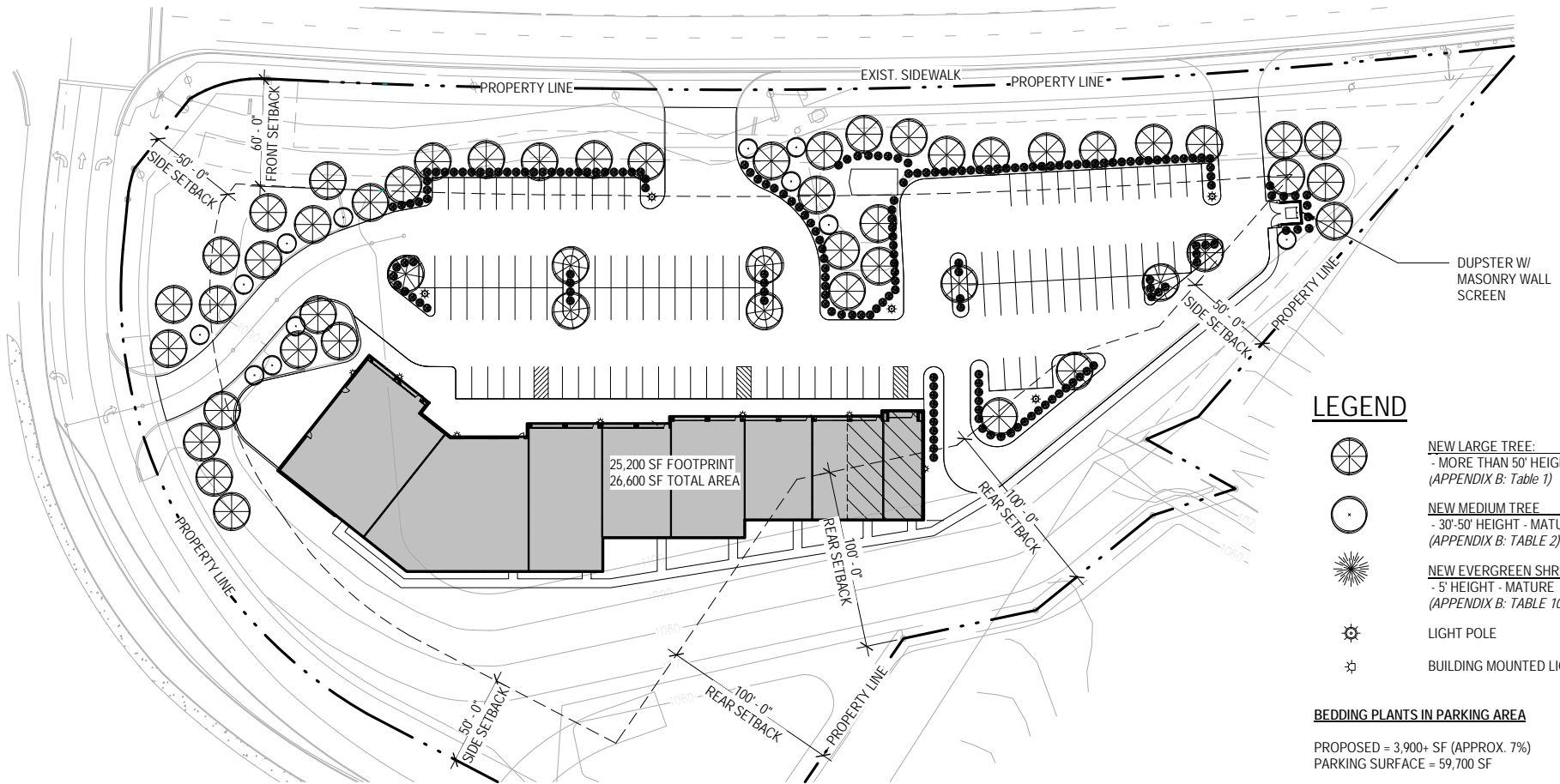
SITE AREA: 5.088 ACRE (221,636.66 SF)

IMPERVIOUS AREA	PROPOSED	%
PAVING, VEHICULAR	59,700 SF	27%
PAVING, PEDESTRIAN	10,100 SF	5%
(GAC) BUILDING FOOTPRINT	25,200 SF	11.4%
(FAR) BUILDING GROSS FLOOR AREA	26,600 SF	12%
(IAR) IMPERVIOUS AREA RATIO	95,000 SF	43%

**1 SITE LAYOUT**  
 SD1.2 1" = 60'-0"












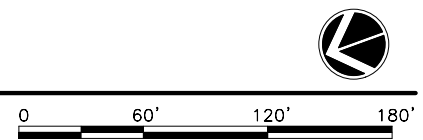
DUPSTER W/  
MASONRY WALL  
SCREEN

**LEGEND**

-  **NEW LARGE TREE:** (50)  
- MORE THAN 50' HEIGHT - MATURE  
(APPENDIX B: Table 1)
-  **NEW MEDIUM TREE** (12)  
- 30'-50' HEIGHT - MATURE  
(APPENDIX B: TABLE 2)
-  **NEW EVERGREEN SHRUB**  
- 5' HEIGHT - MATURE  
(APPENDIX B: TABLE 10)
-  LIGHT POLE
-  BUILDING MOUNTED LIGHT

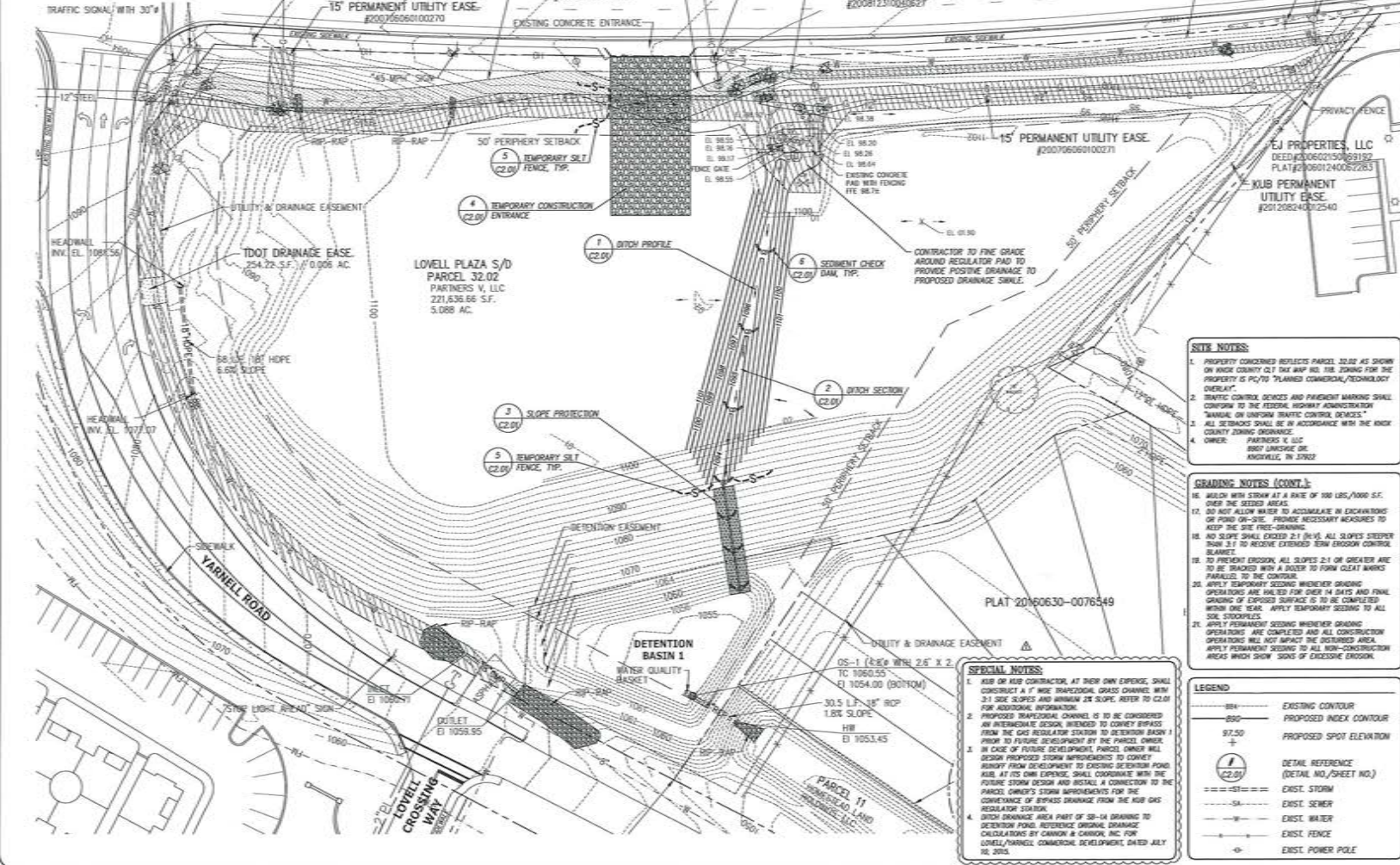
**BEDDING PLANTS IN PARKING AREA**  
PROPOSED = 3,900+ SF (APPROX. 7%)  
PARKING SURFACE = 59,700 SF

**1 SITE LAYOUT**  
SD1.3 1" = 60'-0"









**GRADING NOTES:**

- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN PER ACES AND SUPERSEDED BY SURVEY PROVIDED BY CANNON AND CANNON, INC. DATED NOVEMBER 21, 2021.
- THE DISTURBED AREA IS APPROXIMATELY 0.44 ACRES. THE TOTAL SITE AREA IS APPROXIMATELY 5.66 ACRES.
- UNLESS NOTED OTHERWISE, THE PROPOSED GRADIES SHOWN ON THESE DRAWINGS ARE FROM FINISH GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 1 FT INTERVALS.
- EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK. THE DEVICES SHOWN ON THESE DRAWINGS ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
- THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY REMOVE ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE OR ON-SITE AT A LOCATION DETERMINED BY THE OWNER.
- ALL TREE STAMPS, BRUIERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROOTS SHALL BE SCISSORED TO A DEPTH OF 1 FT BELOW SUBGRADE.
- STRIP TOPSOIL TO A MINIMUM DEPTH OF 6-IN. AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
- PROOF ROLL ALL AREAS TO BE FINISHED FIRM. PROOF ROLL WITH A FULLY LOADED RANDOLPH AXLE DRUM TRUCK USING A CROSS-CROSS PATTERN (IN PAGES 441). AREAS FINING THE PROOF ROLLING SHALL BE UNDERGO AND BACKFILLED USING AN ENGINEERED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT ARCHITECT/ENGINEER.
- AREAS THAT EXHIBIT HEAVY SOIL OR OTHERWISE UNDESIRABLE CONDITIONS SHALL BE UNDERGO TO A FIRM LEVEL OF SOIL, FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING AN ENGINEERED FILL, DOT NO. 57 STONE, OR DOT NO. 67 STONE.
- UNSATISFACTORY SOILS INCLUDE MATERIALS THAT ARE 100 NET OF 100 SOFTS. EXCAVATED SOILS (PLASTIDITY INDEX GREATER THAN 20) FROM TO 20% AND SOILS CLASSIFIED AS PE, OH, AND OL.
- FILL MATERIAL SHALL BE PLACED IN LAYERS, HORIZONTAL, LIFT MATERIAL EXCEEDING 6 INCHES IN THICKNESS. COMPACT EACH LAYER AT LEAST 90% MAXIMUM DRY DENSITY. COMPACT THE UPPER 24 INCHES OF FILL BENEATH PAVEMENTS AND THE UPPER 12 INCHES OF FILL BENEATH PAVEMENTS AND THE UPPER 12 INCHES BENEATH FINISHING CLASS 2 TO 30% MAXIMUM DRY DENSITY. MAINTAIN THE MOISTURE CONTENT TO WITHIN -1 TO +3 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
- A 4 IN. (MIN) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE. (EXCEPTING AS SHOWN ON THESE DRAWINGS). ENGINEER, FERTILIZED, AND MULCHED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE.
- ALL NEWLY GRADDED EARTHEN AREAS THAT ARE NOT TO BE PAVED, STABILIZED, OR STOCKPILED SHALL BE SEEDED, FERTILIZED, AND MULCHED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE.
- TEMPORARY SEEDING MIXTURES SHALL BE AS FOLLOWS:  
SEEDING RATES: GRASS SEED PERCENTAGES:  
1/1 TO 1/2: KY 319  
1/2 TO 3/4: KY 319  
3/4 TO 1: KY 319  
1 TO 1 1/2: KY 319  
1 1/2 TO 2: KY 319  
2 TO 3: KY 319  
3 TO 4: KY 319  
4 TO 5: KY 319  
5 TO 6: KY 319  
6 TO 7: KY 319  
7 TO 8: KY 319  
8 TO 9: KY 319  
9 TO 10: KY 319  
10 TO 11: KY 319  
11 TO 12: KY 319  
12 TO 13: KY 319  
13 TO 14: KY 319  
14 TO 15: KY 319  
15 TO 16: KY 319  
16 TO 17: KY 319  
17 TO 18: KY 319  
18 TO 19: KY 319  
19 TO 20: KY 319  
20 TO 21: KY 319  
21 TO 22: KY 319  
22 TO 23: KY 319  
23 TO 24: KY 319  
24 TO 25: KY 319  
25 TO 26: KY 319  
26 TO 27: KY 319  
27 TO 28: KY 319  
28 TO 29: KY 319  
29 TO 30: KY 319  
30 TO 31: KY 319  
31 TO 32: KY 319  
32 TO 33: KY 319  
33 TO 34: KY 319  
34 TO 35: KY 319  
35 TO 36: KY 319  
36 TO 37: KY 319  
37 TO 38: KY 319  
38 TO 39: KY 319  
39 TO 40: KY 319  
40 TO 41: KY 319  
41 TO 42: KY 319  
42 TO 43: KY 319  
43 TO 44: KY 319  
44 TO 45: KY 319  
45 TO 46: KY 319  
46 TO 47: KY 319  
47 TO 48: KY 319  
48 TO 49: KY 319  
49 TO 50: KY 319  
50 TO 51: KY 319  
51 TO 52: KY 319  
52 TO 53: KY 319  
53 TO 54: KY 319  
54 TO 55: KY 319  
55 TO 56: KY 319  
56 TO 57: KY 319  
57 TO 58: KY 319  
58 TO 59: KY 319  
59 TO 60: KY 319  
60 TO 61: KY 319  
61 TO 62: KY 319  
62 TO 63: KY 319  
63 TO 64: KY 319  
64 TO 65: KY 319  
65 TO 66: KY 319  
66 TO 67: KY 319  
67 TO 68: KY 319  
68 TO 69: KY 319  
69 TO 70: KY 319  
70 TO 71: KY 319  
71 TO 72: KY 319  
72 TO 73: KY 319  
73 TO 74: KY 319  
74 TO 75: KY 319  
75 TO 76: KY 319  
76 TO 77: KY 319  
77 TO 78: KY 319  
78 TO 79: KY 319  
79 TO 80: KY 319  
80 TO 81: KY 319  
81 TO 82: KY 319  
82 TO 83: KY 319  
83 TO 84: KY 319  
84 TO 85: KY 319  
85 TO 86: KY 319  
86 TO 87: KY 319  
87 TO 88: KY 319  
88 TO 89: KY 319  
89 TO 90: KY 319  
90 TO 91: KY 319  
91 TO 92: KY 319  
92 TO 93: KY 319  
93 TO 94: KY 319  
94 TO 95: KY 319  
95 TO 96: KY 319  
96 TO 97: KY 319  
97 TO 98: KY 319  
98 TO 99: KY 319  
99 TO 100: KY 319

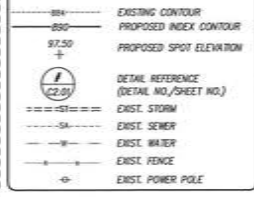
**SITE NOTES:**

- PROPERTY CONCERNED REFLECTS PARCEL 32.02 AS SHOWN ON HICKORY COUNTY CLT TAX MAP NO. 12, ZONING FOR THE PROPERTY IS P-10 "PLANNED COMMERCIAL/TECHNOLOGY OVERLAY".
- TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE HICKORY COUNTY ZONING ORDINANCE.
- OWNER: PARTNERS V, LLC  
800 LINDSEY DR.  
KNOXVILLE, TN 37922

**GRADING NOTES (CONT.):**

- SEED WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDING AREAS.
- DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROMOTE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
- NO SLOPE SHALL EXCEED 2:1 (H:V). ALL SLOPES STEEPER THAN 2:1 TO RECEIVE EXTENDED ERM EROSION CONTROL BLANKET.
- TO PREVENT EROSION, ALL SLOPES 2:1 OR GREATER ARE TO BE TRACKED WITH A ROLLER TO FORM CLEAN ANGLES PARALLEL TO THE CONTOUR.
- APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE HALTED FOR OVER 14 DAYS AND FINAL GRADING OF COVERED SURFACE IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO ALL SOIL STOCKPILES.
- APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.

**LEGEND:**



**SPECIAL NOTES:**

- USE OR HIR CONTRACTOR, AT THEIR OWN EXPENSE, SHALL CONSTRUCT A 1" WIDE TRAPEZOIDAL GRASS CHANNEL WITH 3:1 SIDE SLOPES AND MINIMUM 2% SLOPE. REFER TO C2.01 FOR ADDITIONAL INFORMATION.
- PROPOSED TRAPEZOIDAL CHANNEL IS TO BE CONSIDERED AN INTERMEDIATE DESIGN. INTERMEDIATE DESIGN FORMS ARE AT THE OWNER'S RISK. SHALL COORDINATE WITH THE FUTURE STORM DESIGN AND INSTALL A CONNECTION TO THE PARCEL OWNER'S STORM INFRASTRUCTURE FOR THE CONVEYANCE OF BYPASS DRAINAGE FROM THE KUB GAS REGULATOR STATION.
- DETENTION BASIN AREA PART OF 38-14 GRADING TO DETENTION POND. REFERENCE ORIGINAL DRAINAGE CALCULATIONS BY CANNON & CANNON, INC. FOR LOVELL/TARNELL COMMERCIAL DEVELOPMENT, DATED JULY 26, 2023.

AK-1 - REVERSE SHEET NOTES 12/29/2023

NO. 00000

**CANNON & CANNON INC.**  
CONSULTING ENGINEERS - FIELD SURVEYORS  
1005 E. MAIN ST. SUITE 200  
KNOXVILLE, TN 37903  
TEL: 865.676.8555 FAX: 865.676.8558  
WWW.CANNON-AND-CANNON.COM

CLIENT: KNOXVILLE UTILITIES BOARD  
4005 HODGESSROAD PkE  
KNOXVILLE, TN 37923-9038

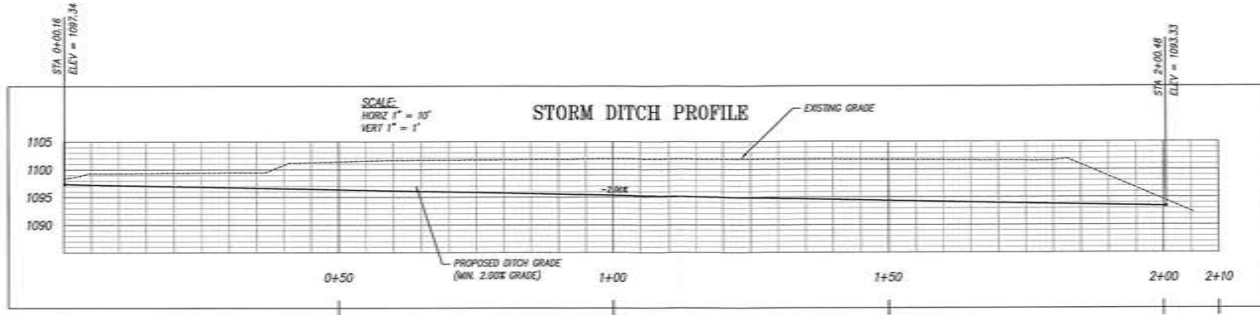
PROJECT: LOVELL ROAD GAS REGULATOR STATION DRAINAGE IMPROVEMENTS  
KNOXVILLE, TN

**SITE GRADING AND DRAINAGE PLAN**

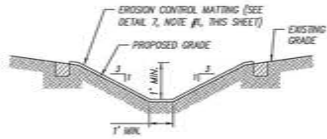
DATE: 08/29/2023  
DRAWN BY: [REDACTED]  
CHECKED BY: [REDACTED]  
SCALE: 1" = 30'

**PRELIMINARY FOR REVIEW ONLY**

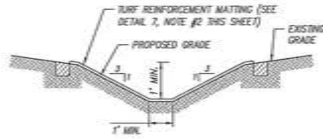
**C1.01**



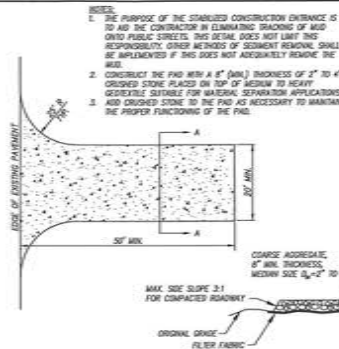
**1** DITCH PROFILE  
CLO/ N.T.S.



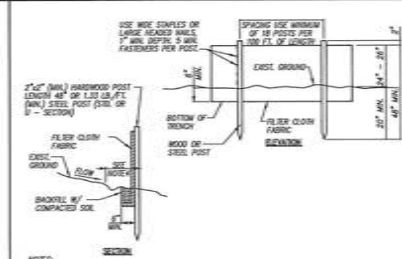
**2** TYPICAL DITCH SECTION  
CLO/ N.T.S.



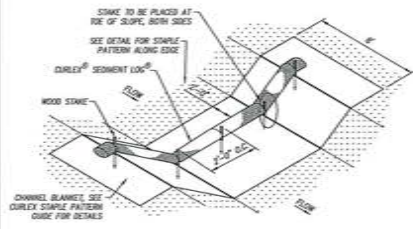
**3** TYPICAL SLOPE PROTECTION  
CLO/ N.T.S.



**4** TEMPORARY CONSTRUCTION ENTRANCE  
CLO/ N.T.S.

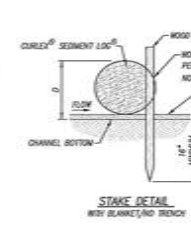


**5** SILT FENCE  
CLO/ N.T.S.

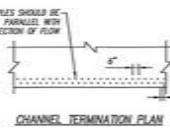


- NOTES:**
1. SEDIMENT TUBE SHALL BE A 12" (MIN.) CURLEY SEGMENT LOG BY AMERICAN EXCESSION COMPANY OR APPROVED EQUAL.
  2. SEDIMENT LOG SHALL BE OVERLAPPED IN AREAS REQUIRING MORE THAN ONE TUBE TO CROSS THE CHANNEL OR DRAINAGE PILE.
  3. OVERLAPS SHALL NOT BE LOCATED IN CRITICAL AREAS SUCH AS CHANNEL CORNER, SIDE SLOPE CHANNEL BOTTOM INTERFACE, ETC.
  4. ROCK CHECK DAMS CAN BE USED AS AN ALTERNATE TO A SEDIMENT TUBE. CONTRACTOR TO INSTALL ROCK CHECK DAMS IF RECALLATION OF SEDIMENT TUBES IS NOT APPROPRIATE OR IF EXCESSIVE MAINTENANCE OF REPAIR IS NEEDED FOR SEDIMENT TUBES IN CHANNEL LOCKINGS.

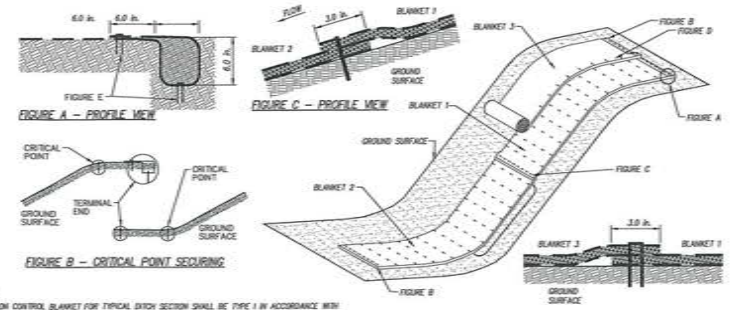
**6** SEDIMENT TUBE CHECK DAM  
CLO/ N.T.S.



**STAKE DETAIL**  
WITH BLANKET AND TRENCH



**CHANNEL TERMINATION PLAN**



- NOTES:**
1. EROSION CONTROL BLANKET FOR TYPICAL DITCH SECTION SHALL BE TYPE 1 IN ACCORDANCE WITH TDD STANDARDS AS SHOWN ON THE QUALIFIED PRODUCTS LIST REPORT. BLANKET SHALL HAVE A FUNCTIONAL LENGTH OF UP TO 10 METERS (MINIMUM) AND BE SUITABLE FOR SLOPES UP TO 2:1. BLANKETS SHALL BE SUITABLE FOR FLOW UP TO 3.45 CFS AND VELOCITIES UP TO 3 FPM.
  2. TURF REINFORCEMENT MATTING FOR TYPICAL SLOPE PROTECTION SHALL BE CLASS 1 IN ACCORDANCE WITH TDD STANDARDS AS SHOWN ON THE QUALIFIED PRODUCTS LIST REPORT. TDM SHALL HAVE A FUNCTIONAL LENGTH OF UP TO 10 METERS (MINIMUM) AND BE SUITABLE FOR SLOPES UP TO 2:1. BLANKETS SHALL BE SUITABLE FOR FLOW UP TO 3.45 CFS AND VELOCITIES UP TO 10 FPM.
  3. INSTALL BLANKET IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS AND TDD STANDARD DRAWING 62-316-34.

**7** EROSION CONTROL MATTING  
CLO/ N.T.S.

MISSION	SITE
<b>CANNON &amp; CANNON INC</b> CONSULTING ENGINEERS - FIELD SURVEYORS 1005 E. HIGHWAY 100 KNOXVILLE, TN 37919	
DATE:	KNOXVILLE UTILITIES BOARD 405 HIDDLEBROOK PIKE KNOXVILLE, TN 37920
PROJECT:	LOWELL ROAD GAS REGULATOR STATION DRAINAGE IMPROVEMENTS LOWELL ROAD KNOXVILLE, TN
<b>SITE DETAILS</b>	
PRELIMINARY FOR REVIEW ONLY <span style="float: right;"><b>C2.01</b></span>	

# SITELINE

*ANPLighting* Collection



lightfair  
innovation  
awards

2022

**Category Winner**

*Parking, Roadway and Area Luminaires*

Pedestrian & Site Lighting





## SiteLine Collection

SiteLine by ANP Lighting combines design, visual comfort & technology, to provide a distinctively versatile lighting solution.

ANP's design and engineering team balance form, function and versatility with visual experience, performance and technology to create an unparalleled luminaire collection.

The SiteLine Collection establishes best in class design with industry leading technology, complementing an impressive variety of architectural styles.

SiteLine is the 2022 LightFair Innovation Award category winner for parking, roadway and area luminaires.



LUMINAIRES - TWO SIZES + MULTIPLE MOUNTING OPTIONS



WALL MOUNTS - TWO SIZES



BOLLARD - ONE SIZE



## SiteLine Luminaires

Variety of mounting & performance options available.

Available in two sizes, SiteLine post top luminaires are designed with a patent-pending clamping mechanism that allows multiple fixtures to be mounted at any height or point in a 360° radius on a single pole with no visible hardware.

- Comfort and performance are taken to the next level through ANP Lighting's edge-lit, LED Light Guide that delivers uniform illumination and superior optical control, while significantly reducing glare and eliminating pixelation of the LED source.
- The day form appearance of the luminaire is further enhanced by the use of the edge-lit LED Light Guide technology, providing a clean and minimalist appearance when the fixture is off.
- ANP's performance TIR optic platform engine offers a wide selection of lumen packages, color temperatures and light distribution types with strict cutoffs.
- Type II, III, IV, and V distribution patterns in 2700K, 3000K, 3500K, and 4000K CCT.
- Standard Surge Protection Device featuring 20KA maximum discharge current meets IEEE C62.41.2 Category C High and ANSI C136.2-2015 standards.
- Flush-mounted integral high-low digital PIR motion sensor available offering bi-level dimming, utilizing 0-10V signal. The sensor is capable of dimming lighting loads down to 50%, 25%, 10% or OFF.
- 39W California Title 24 Wattage packages available.





SLW09



SLW19

## SiteLine Wall Mounts

Versatility in mounting.

Available in two sizes, SiteLine wall mount luminaires provide an elegant and minimalist appearance, adding to the versatility of the SiteLine Collection.

- Standard surge protection features 20KA maximum discharge.
- SLW09 available with 12 LED Array. (Type I, II, III and V)
- SLW19 available with performance TIR optics or low-glare, edge-lit comfort LED Panels. (Type II, III, IV and V)
- 2700K, 3000K, 3500K, 4000K CCT.
- SLW19 shown with optional occupancy sensor.
- SLW09 has optional button photocell.



## SiteLine Bollard

The ideal companion.

Complementing the SiteLine family, the SiteLine bollard is the ideal companion product and offers a robust set of features.

- Available with 12 LED Array.
- Type I, II, III, and V optical distribution patterns.
- 2700K, 3000K, 3500K, 4000K CCT.
- Standard Surge Protection Device featuring 20KA maximum discharge current meets IEEE C62.41.2 Category C High and ANSI C136.2-2015 standards.
- Available internal high-low microwave motion sensor.

BL0131

LED Light Guide | Used in SLP37, SLP45, SLW19

## Unmatched Comfort & Performance

Edge-lit LED Light Guide is available in ANP Lighting's SiteLine Collection. LED Light Guide technology significantly reduces glare and eliminates pixelation of the LED source. Uniform illumination and superior optical control, along with a wide selection lumen packages, light distribution types and color temperatures, takes visual comfort and performance to the next level.

**IP66**

LIGHT ENGINE  
CONSTRUCTION

**0**

PIXELATION  
OF LED SOURCE

**IK08**

IMPACT  
RATING

**20KA**

SURGE PROTECTION  
STANDARD

**0-10V**

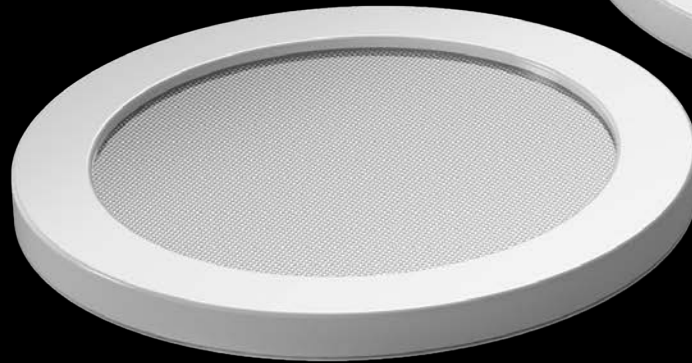
DIMMING  
0-10V  
(DOWN TO 10%)

- Available distribution patterns Type II, III, IV and V
- 2700K, 3000K, 3500K and 4000K
- 3-Step binning
- > 70 CRI
- UL listed

**8.5"**

30W | 39W  
50W | 65W | 80W

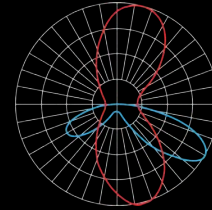
Up to 9,986 delivered lumens  
Up to 126 lumens per Watt



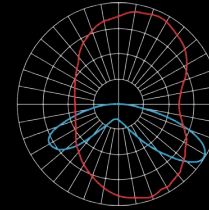
**12"**

60W | 75W  
80W | 90W | 105W

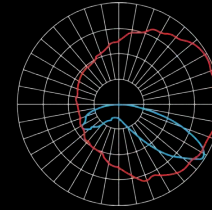
Up to 14,122 delivered lumens  
Up to 135 lumens per Watt



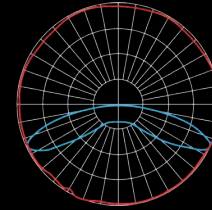
Type II



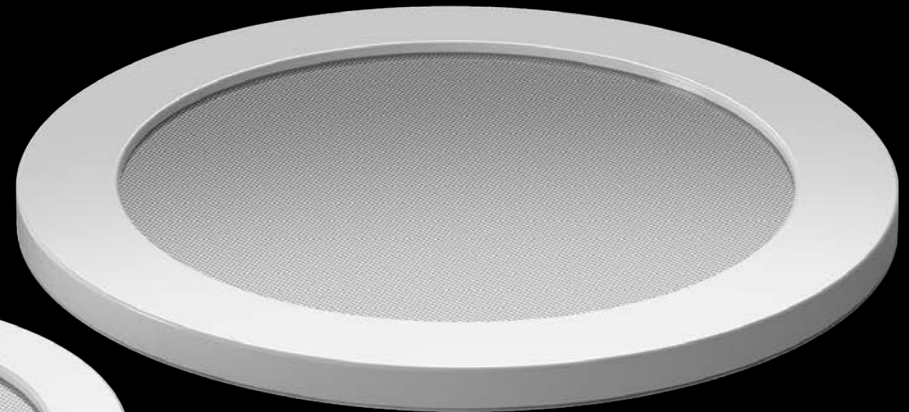
Type III



Type IV



Type V



Ceramic Platform | Used in SLP37, SLP45, SLW19

## High Lumen Package Delivers Superior Efficiency

Featuring ceramic heat sink technology and individual LED optical control, based on high performance TIR Optics, the ANP Ceramic Platform engine offers superior performance and efficiency. A wide selection of lumen packages, color temperatures and light distribution types are available. It's lightweight and easy to upgrade. The ANP Ceramic Platform engine integrates seamlessly to each fixture.

**IP66**

LIGHT ENGINE  
CONSTRUCTION

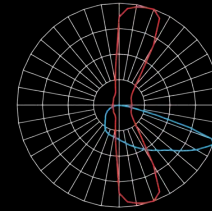
**20KA**

SURGE PROTECTION  
STANDARD

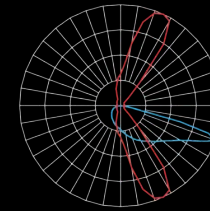
**0-10V**

DIMMING  
0-10V  
(DOWN TO 10%)

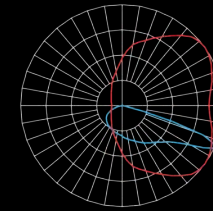
- Available distribution patterns Type II, III, IV and V
- 2700K, 3000K, 3500K and 4000K
- > 70 CRI
- ETL listed



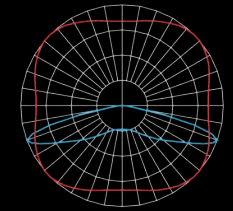
Type II



Type III



Type IV



Type V



**30 Watt**

4,265 to 4,796 lumens  
Up to 160 lumens per Watt



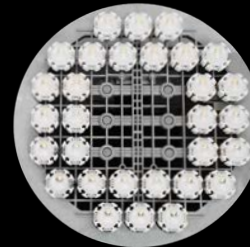
**39 Watt**

5,539 to 6,142 lumens  
Up to 160 lumens per Watt



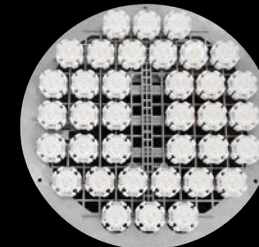
**46 Watt**

6,533 to 7,244 lumens  
Up to 160 lumens per Watt



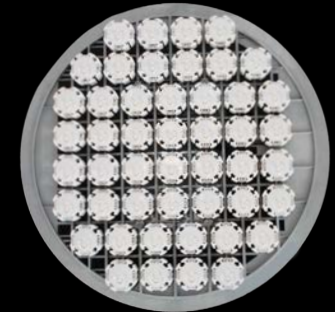
**78 Watt**

10,563 to 12,005 lumens  
Up to 154 lumens per Watt



**90 Watt**

12,590 to 14,309 lumens  
Up to 154 lumens per Watt



**120 Watt**

16,211 to 19,191 lumens  
Up to 158 lumens per Watt



## Small Light Engine with Big Performance

ANP Lighting's 12 LED Array engine is utilized in smaller fixtures where performance driven optics are required. When paired with a high transmission acrylic lens, a soft optic solution is the result. The 12 LED Array scales down the size but not the performance. The light engine offers three different lumen packages, with a variety of color temperatures and light distribution types.

**IP66**

LIGHT ENGINE  
CONSTRUCTION

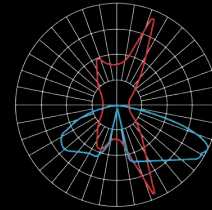
**20KA**

SURGE PROTECTION  
STANDARD

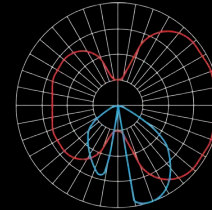
**3X**

DIMMING  
0-10V/TRIAC/ELV  
(DOWN TO 10%)

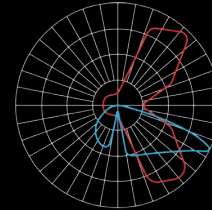
- Available distribution patterns Type I, II, III, and V
- 2700K, 3000K, 3500K and 4000K
- 70-80 CRI
- 3-Step Binning



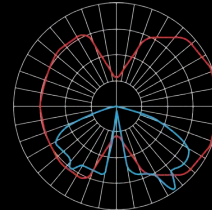
Type II



Type III



Type IV



Type V



**10 Watt**

945 to 1,199 lumens  
Up to 120 lumens per Watt

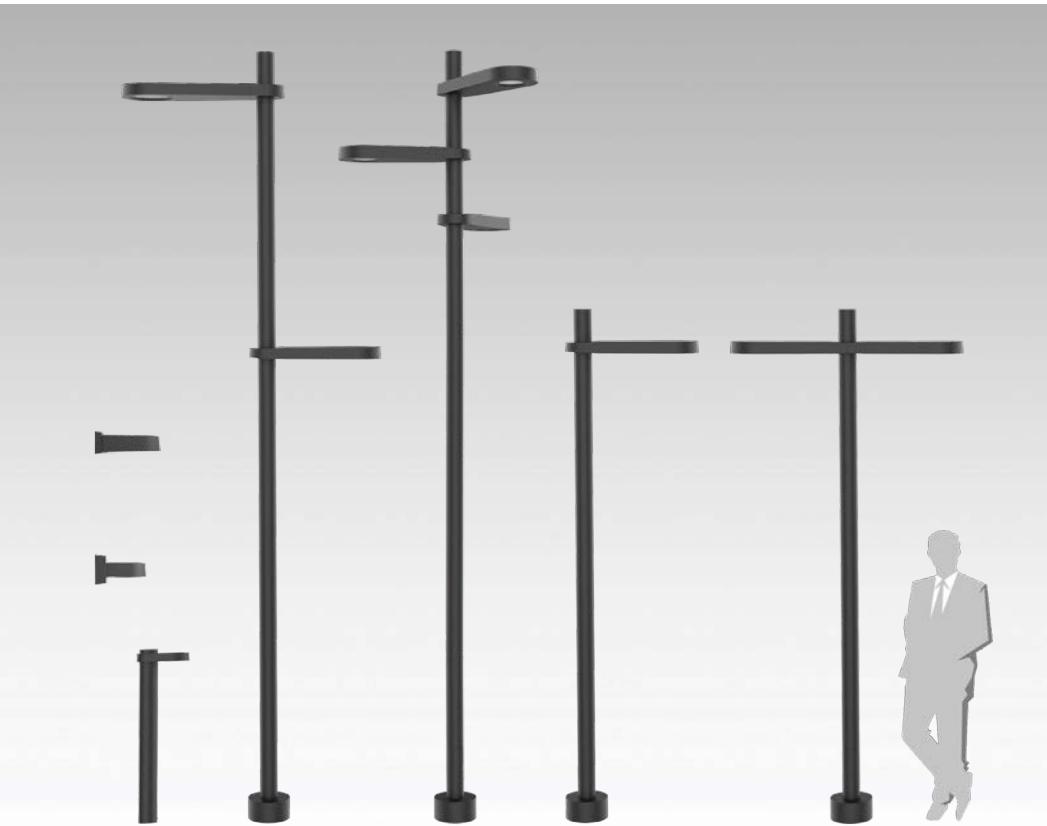
**18 Watt**

1,701 to 2,158 lumens  
Up to 120 lumens per Watt

**32 Watt**

3,024 to 3,837 lumens  
Up to 120 lumens per Watt





## Family & Scale

### Multiple Mounting Options & Variations

SiteLine by ANP Lighting includes two sizes of post top luminaires, a companion bollard and two sizes of wall mounts. SiteLine post-top luminaires are designed with a patent-pending clamping mechanism that allows multiple fixtures to be mounted at any height or point in a 360° radius on a single pole with no visible hardware. The luminaires are available with TIR optics or low-glare edge-lit LED panels.

## Control Solutions



### Fixture Mount High-Low Motion Sensor/Photocell

This sensor uses digital PIR Motion Detector Architecture and Quad Element passive infrared (PIR) technology for improved detection, 360° coverage is suitable for outdoor use at mounting heights up to 40 ft. Designed to satisfy CA Title 24 requirements for bi-level dimming of lighting fixtures, utilizing 0-10V signal, the sensor is capable of dimming lighting loads down to 50%, 25%, 10% or OFF.



### External Mount High-Low Motion Sensor/Photocell

The outdoor rated sensor utilizes 100% digital passive infrared (PIR) technology into a line powered motion sensor. Mounts directly to a pole, post arm, or wall mount.



### Twist Lock Receptacle

Ideal for outdoor commercial and utility lighting, ANSI C136.41 receptacles provide the flexibility to add photo control sensors to a luminaire. Additionally, receptacles are available with 2 or 4 dimming contacts to support either 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect with 3 robust twist lock contacts. Available in 5-Pin or 7-Pin connectivity solutions.

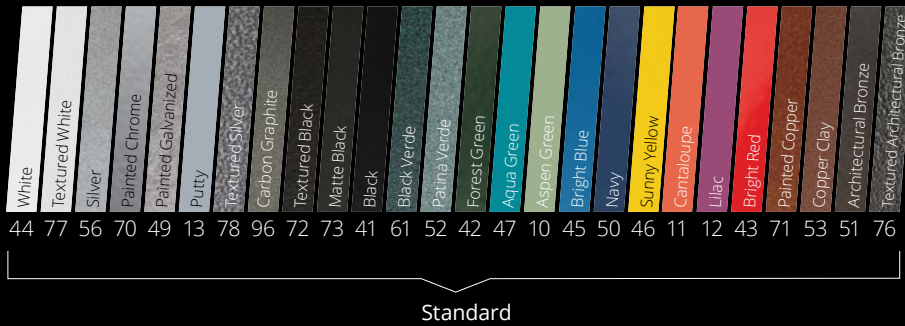
Since 1985, ANP Lighting has been inspiring and empowering innovative lighting solutions.

Today, ANP Lighting is a leading manufacturer of energy efficient architectural lighting solutions for corporate/office, municipal, education, sports and entertainment, hospitality, and retail applications. We expertly configure and manufacture interior, exterior, site, pedestrian, and roadway lighting that aligns with aesthetic vision and beautifully illuminates design details.

Our extensive line of lighting products and collections is complemented by a wide array of mounting, size, and color options – one of the largest selections in the industry. Our in-house lighting experts can help architects, designers, and specifiers develop lighting solutions with the high quality, craftsmanship, and value only products made in the U.S.A. can deliver.

## Finishes

Visit [ANPLighting.com/resources/color-finishes](http://ANPLighting.com/resources/color-finishes) for more details. Custom finishes available.



Marine grade finishes are available. Colors shown may differ slightly from painted color.



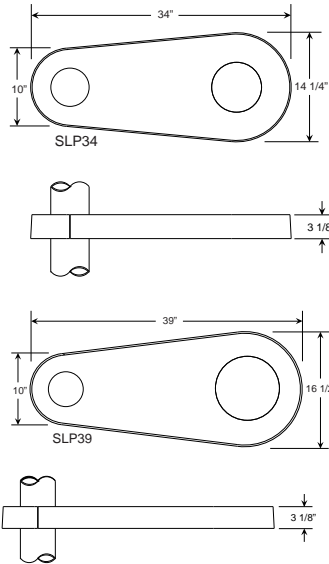
Made in U.S.A. | A family owned business

Contact Us: 800-548-3227 | 909-982-1807

[ANPLighting.com](http://ANPLighting.com)

9044 Del Mar Avenue, Montclair, CA 91763





Project: \_\_\_\_\_  
 Fixture Type: \_\_\_\_\_ Quantity: \_\_\_\_\_  
 Customer: \_\_\_\_\_

**Specifications**

**Material:**  
 All parts are durable 356 cast aluminum and heavy duty spun aluminum.  
 All hardware provided shall be stainless steel or zinc plated steel.

**Fixture Mounting:**  
**Post Top:** Patent-pending clamping system enables fixtures to be mounted to pole with no visible hardware.

**Drivers:**  
 Universal voltage 120-277V is standard.  
 0-10V dimming to 10% is standard for Light Guide LED.

See pages 2-4 tables for more LED engine and driver specifications.

**Electrical:**  
 20KA max/10KA nominal surge protection device is standard.  
 Connections to power and dimming leads are inside luminaire head. Optional terminal block.

**Finish:**  
 A polyester powder coat high quality finish.  
 Marine grade finish is available.

**Modifications:**  
 Consult factory for custom or modified designs



**Catalog Logic**

**SLP39, CPL120W48, T5, 40K - SGL - 13-90 - 5" - PC - 72**

Fixture Size    Light Source    Optics    CCT    Mounting Option    Height & Orientation    Pole Diameter    Accessory    Finish

**Weight:** SLP34 27.0 lbs  
 SLP39 35.0 lbs

**EPA:** SLP34 0.71  
 SLP39 0.80

**SLP34 / SLP39  
 Siteline Pole Mount**

Catalog Number	1	2/3	4	5	6	7	8	9	10
Fixture #1									
Fixture #2									
Fixture #3									
Pole Part Number	1		2	3	4				

[BOLT DOWN ROUND POLE SPEC SHEET](#)

1	FIXTURE SIZE	4	OPTICS	7	HEIGHT & ORIENTATION
SLP34	(34" X 14 1/4" X 3 1/8")		T2 (Type II)*		X' - X (Mounting Height - Orientation to Hand Hole)
SLP39	(39" X 16 1/2" X 3 1/8")		T3 (Type III)		<b>Examples:</b>
			T4 (Type IV)		13-0 (13' Mounting Height, 0° to Handhole)
			T5 (Type V)		13-90 (13' Mounting Height, 90° to Handhole)
			*Small Light guide panel Type 2 distribution is limited to 50W of Power (See LED Performance Chart)		13-180 (13' Mounting Height, 180° to Handhole)
			*Large Light Guide Panel Type 2 distribution is limited to 75W of power (See LED Performance Chart)		13-270 (13' Mounting Height, 270° to Handhole)
					N/A Pole By Others
					* Order pole 1' longer than highest fixture mounting height to result in 9" of pole above luminaire top (see detail drawing).
					<a href="#">BOLT DOWN ROUND POLE SPEC SHEET</a>
2	LIGHT SOURCE SLP34	5	COLOR TEMPERATURE (CCT)	8	POLE DIAMETER
			27K (2700K)		4 (4" Pole; Not available for SLP39)
			30K (3000K)		5 (5" Pole)
			35K (3500K)		6 (6" Pole)
			40K (4000K)		
3	LIGHT SOURCE SLP39	6	MOUNTING OPTION		
			SGL (Single Fixture)		
			BTB (Back to Back Adapter; Twin 180° Back to Back)		

Project: \_\_\_\_\_  
 Fixture Type: \_\_\_\_\_ Quantity: \_\_\_\_\_  
 Customer: \_\_\_\_\_

9 ACCESSORIES	
<b>HSS150-1</b>	(150° House Side Shield)
<b>HLMSPC-FM</b>	(Integral high-low motion sensor plus photocell) <b>See page 4 for specifications.</b>
<b>HLMSPC-06</b>	(High-Low Motion Sensor/Photocell; 15' - 30' Sensor Mounting Height)
<b>HLMSPC-10</b>	(High-Low Motion Sensor/Photocell; 8' - 15' Sensor Mounting Height)
<b>PC</b>	(Button Photo Cell)
<b>TLPC</b>	(Twist Lock photo cell & receptacle)
<b>TL5</b>	(5-pin Twist Lock receptacle only)
<b>TL7</b>	(7-pin Twist Lock receptacle only)

10 FINISHES								
*Premium and Marine Grade Finish have additional charges								
Standard Colors	Standard Grade	Marine Grade*	Standard Colors	Standard Grade	Marine Grade*	Standard Colors	Standard Grade	Marine Grade*
Aspen Green	10	10M	Bright Blue	45	45M	Painted Chrome	70	70M
Cantaloupe	11	11M	Sunny Yellow	46	46M	Painted Copper	71	71M
Lilac	12	12M	Aqua Green	47	47M	Textured Black	72	72M
Putty	13	13M	Galvanized	49	NA	Matte Black	73	73M
Raw Unfinished	40	NA	Navy	50	50M	Textured Architectur-	76	76M
Black	41	41M	Architectural Bronze	51	51M	Textured White	77	77M
Forest Green	42	42M	Patina Verde	52	52M	Textured Silver	78	78M
Bright Red	43	43M	Copper Clay	53	53M	<b>PREMIUM</b>		Marine Grade*
White	44	44M	Silver	56	56M	<b>Carbon Graphite</b>	96	96M

\*Consult Factory for additional paint charges and availability.

**LED PERFORMANCE**

**CERAMIC PLATFORM**

System Wattage (Nominal)	CCT	CRI	Type II					Type III					Type IV					Type V				
			Delivered Lumens	Lumens Per Watt	B	U	G	Delivered Lumens	Lumens Per Watt	B	U	G	Delivered Lumens	Lumens Per Watt	B	U	G	Delivered Lumens	Lumens Per Watt	B	U	G
			30W	2700K	70	4373	146	1	0	1	4265	142	1	0	1	4493	150	1	0	1	4463	149
	3000K	70	4551	152	1	0	1	4439	148	1	0	1	4676	156	1	0	1	4646	155	3	0	1
	3500K	70	4586	153	1	0	1	4473	149	1	0	1	4712	157	1	0	1	4681	156	3	0	1
	4000K	70	4668	156	1	0	1	4553	152	1	0	1	4796	160	1	0	1	4765	159	3	0	1
39W	2700K	70	5681	146	2	0	2	5539	142	2	0	2	5753	150	2	0	2	5733	149	3	0	2
	3000K	70	5913	152	2	0	2	5764	148	2	0	2	5988	156	2	0	2	5967	155	3	0	2
	3500K	70	5958	153	2	0	2	5808	149	2	0	2	6033	157	2	0	2	6012	156	3	0	2
	4000K	70	6065	156	2	0	2	5913	152	2	0	2	6142	160	2	0	2	6120	159	3	0	2
46W	2700K	70	6701	146	2	0	2	6533	142	2	0	2	6786	150	2	0	2	6762	149	3	0	2
	3000K	70	6974	152	2	0	2	6799	148	2	0	2	7063	156	2	0	2	7038	155	3	0	2
	3500K	70	7027	153	2	0	2	6851	149	2	0	2	7116	157	2	0	2	7091	156	3	0	2
	4000K	70	7153	156	2	0	2	6974	152	2	0	2	7244	160	2	0	2	7219	159	3	0	2
78W	2700K	70	10678	138	2	0	2	10563	138	2	0	2	11246	144	2	0	2	11138	145	4	0	2
	3000K	70	11114	144	2	0	2	10994	143	2	0	2	11705	150	2	0	2	11593	151	4	0	2
	3500K	70	11198	145	2	0	2	11077	144	2	0	2	11793	151	2	0	2	11680	152	4	0	2
	4000K	70	11399	148	2	0	2	11276	147	2	0	2	12005	154	2	0	2	11890	155	4	0	2
90W	2700K	70	12728	137	3	0	3	12590	135	3	0	3	13404	144	3	0	3	13276	143	3	0	3
	3000K	70	13247	142	3	0	3	13104	141	3	0	3	13951	150	3	0	3	13818	148	4	0	2
	3500K	70	13347	143	3	0	3	13203	142	3	0	3	14057	151	3	0	3	13922	150	4	0	2
	4000K	70	13587	146	3	0	3	13440	144	3	0	3	14309	154	3	0	3	14172	152	4	0	2
120W	2700K	70	16637	137	3	0	3	16211	134	3	0	3	17215	142	3	0	3	17977	148	4	0	2
	3000K	70	17316	143	3	0	3	16872	139	3	0	3	17917	148	3	0	3	18711	154	4	0	2
	3500K	70	17447	144	3	0	3	17000	140	3	0	3	18052	149	3	0	3	18852	155	4	0	2
	4000K	70	17760	146	3	0	3	17305	143	3	0	3	18377	151	3	0	3	19191	158	4	0	2

LED SPECIFICATIONS - CERAMIC PLATFORM	
• Performance, Ceramic-cooling technology	• Ingress Protection: IP66
• Up to 18,960 lumens	• Certification: ETL
• Efficacy ranges from 131-160 lm/W	• CRI: >70
• Distributions: Types II, III, IV, V	
• CCT: 2700K, 3000K, 3500K, 4000K	
• Life: L70 > 50,000 hours	

DRIVER SPECIFICATION	
• Universal Input 120-277V	• Constant current output 50/60Hz
• 0-10V Dimming to 10%	• Operating Temperature: -40°C Minimum
• Power Factor @ Full Load >95%	• Ingress Protection: IP66
• THD @ Full Load <10%	• Certifications: UL Recognized, CSA, RoHS

Project: \_\_\_\_\_  
 Fixture Type: \_\_\_\_\_ Quantity: \_\_\_\_\_  
 Customer: \_\_\_\_\_

**LED PERFORMANCE Continued**

**LIGHT GUIDE SMALL**

System Wattage (Nominal)	CCT	CRI	Type II					Type III					Type IV					Type V				
			Delivered Lumens	Lumens Per Watt	B	U	G	Delivered Lumens	Lumens Per Watt	B	U	G	Delivered Lumens	Lumens Per Watt	B	U	G	Delivered Lumens	Lumens Per Watt	B	U	G
30W	2700K	70	3307	110	1	0	1	3405	114	1	0	1	3474	116	1	0	1	3124	104	2	0	1
	3000K	70	3211	107	1	0	1	3307	110	1	0	1	3373	112	1	0	1	3034	101	2	0	1
	3500K	70	3595	120	1	0	1	3702	123	1	0	1	3776	126	1	0	1	3396	113	2	0	1
	4000K	70	3479	116	1	0	1	3583	119	1	0	1	3655	122	1	0	1	3287	110	2	0	1
39W	2700K	70	4299	110	2	0	2	4427	114	2	0	2	4515	116	2	0	2	4061	104	2	0	1
	3000K	70	4175	107	2	0	2	4299	110	2	0	2	4385	112	2	0	2	3944	101	2	0	1
	3500K	70	4673	120	2	0	2	4813	123	2	0	2	4909	126	2	0	2	4415	113	2	0	1
	4000K	70	4523	116	2	0	2	4659	119	2	0	2	4751	122	2	0	2	4273	110	2	0	1
50W	2700K	70	5492	110	2	0	2	5676	114	2	0	2	5789	116	2	0	2	5207	104	3	0	1
	3000K	70	5333	107	2	0	2	5511	110	2	0	2	5622	112	2	0	2	5056	101	3	0	1
	3500K	70	5970	120	2	0	2	6170	123	2	0	2	6293	126	2	0	2	5660	113	3	0	1
	4000K	70	5778	116	2	0	2	5972	119	2	0	2	6092	122	2	0	2	5479	110	3	0	1
65W	2700K	70	-	-	-	-	-	7378	114	3	0	3	7526	116	2	0	2	6769	104	3	0	1
	3000K	70	-	-	-	-	-	7165	110	3	0	3	7308	112	2	0	2	6573	101	3	0	1
	3500K	70	-	-	-	-	-	8021	123	3	0	3	8181	126	2	0	2	7358	113	3	0	1
	4000K	70	-	-	-	-	-	7764	119	3	0	3	7919	122	2	0	2	7122	110	3	0	1
80W	2700K	70	-	-	-	-	-	9007	114	3	0	3	9186	116	3	0	3	8321	104	3	0	2
	3000K	70	-	-	-	-	-	8747	110	3	0	3	8921	112	3	0	3	8081	101	3	0	2
	3500K	70	-	-	-	-	-	9792	123	3	0	3	9986	126	3	0	3	9046	113	3	0	2
	4000K	70	-	-	-	-	-	9478	119	3	0	3	9666	122	3	0	3	8758	110	3	0	2

**LIGHT GUIDE LARGE**

System Wattage (Nominal)	CCT	CRI	Type II					Type III					Type IV					Type V				
			Delivered Lumens	Lumens Per Watt	B	U	G	Delivered Lumens	Lumens Per Watt	B	U	G	Delivered Lumens	Lumens Per Watt	B	U	G	Delivered Lumens	Lumens Per Watt	B	U	G
60W	2700K	70	7392	123	3	0	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3000K	70	7352	123	3	0	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3500K	70	7756	129	3	0	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4000K	70	7872	131	3	0	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
75W	2700K	70	9310	123	3	0	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3000K	70	9259	123	3	0	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3500K	70	9769	129	3	0	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4000K	70	9915	131	3	0	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
80W	2700K	70	-	-	-	-	-	9978	125	3	0	3	10114	126	3	0	3	9546	119	3	0	2
	3000K	70	-	-	-	-	-	9924	124	3	0	3	10059	126	3	0	3	9494	119	3	0	2
	3500K	70	-	-	-	-	-	10470	131	3	0	3	10613	133	3	0	3	10017	125	3	0	2
	4000K	70	-	-	-	-	-	10627	133	3	0	3	10772	135	3	0	3	10167	127	3	0	2
90W	2700K	70	-	-	-	-	-	11225	125	3	0	3	11378	126	3	0	3	10739	119	4	0	2
	3000K	70	-	-	-	-	-	11165	124	3	0	3	11317	126	3	0	3	10681	119	4	0	2
	3500K	70	-	-	-	-	-	11779	131	3	0	3	11939	133	3	0	3	11269	125	4	0	2
	4000K	70	-	-	-	-	-	11955	133	3	0	3	12118	135	3	0	3	11437	127	4	0	2
105W	2700K	70	-	-	-	-	-	12887	125	3	0	3	13251	126	3	0	3	12417	119	4	0	2
	3000K	70	-	-	-	-	-	12817	124	3	0	3	13179	126	3	0	3	12350	119	4	0	2
	3500K	70	-	-	-	-	-	13522	131	3	0	3	13904	133	3	0	3	13029	125	4	0	2
	4000K	70	-	-	-	-	-	13725	133	3	0	3	14112	135	3	0	3	13224	127	4	0	2



Project: \_\_\_\_\_  
 Fixture Type: \_\_\_\_\_ Quantity: \_\_\_\_\_  
 Customer: \_\_\_\_\_

### LED SPECIFICATIONS - LIGHT GUIDE SMALL (EDGE LIT)

• Edge-lit comfort solution	• Ingress Protection: IP66
• Up to 9,986 lumens	• Certifications: UL, RoHS
• Efficacy ranges from 101-126 lm/W	• CRI: >70
• Distributions: Types II, III, IV, V	
• CCT: 2700K, 3000K, 3500K, 4000K	
• Life: L70 = 80,000 hours	

### LED SPECIFICATIONS - LIGHT GUIDE LARGE (EDGE LIT)

• Edge-lit comfort solution	• Ingress Protection: IP66
• Up to 14,122 lumens	• Certifications: UL, RoHS
• Efficacy ranges from 119-135 lm/W	• CRI: >70
• Distributions: Types II, III, IV, V	
• CCT: 2700K, 3000K, 3500K, 4000K	
• Life: L70 = 80,000 hours	

### DRIVER SPECIFICATION

• Universal Input 120-277V
• 0-10V Dimming to 10%
• Power Factor @ Full Load >95%
• THD @ Full Load <10%
• Constant current output 50/60Hz
• Operating Temperature: -40°C Minimum
• Ingress Protection: IP66
• Certifications: UL Recognized, CSA, RoHS

### HIGH-LOW MOTION SENSOR (HLMSPC06 & HLMSPC10)

• Sensor Type: 100% Digital PIR
• Line Voltage Sensor: 120-277 VAC
• Factory Defaults:
• Photocell: ON
• Light Levels: High / OFF
• Motion Time Delay: 5 min
• Ramp-up Rate: 3 sec
• Fade Down: 5 min
• High/Low and other settings are field-commissionable (others)
• Ingress Protection: IP66

### SURGE SUPPRESSION

• A Surge Protection Device (SPD) is standard featuring a 20kA maximum discharge current 8/20µs Waveform (Imax); 10kA nominal discharge current 8/20µs Waveform (In) and thermally protected varistor technology.
• Meets IEEE C62.41.2 Location Category C High and US Dept of Energy MSSLC Model Spec.
• SPD shall be wired in series and will result in an open circuit during a fault state, resulting in the luminaire to turn off to protect system components thereby indicating SPD module replacement.

### HIGH-LOW MOTION SENSOR - FLUSH MOUNT (HLMSPC-FM)

• Sensor Type: Quad Element Passive Infrared (PIR)
• Factory Defaults:
• Photocell: ON
• Dim Levels: High / 50%
• Motion Time Delay: 5 min
• Max Sensor Range: 40 ft
• Ingress Protection: IP65

### FINISHES

• A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Products undergo an intensive five-step cleansing and pretreatment process for maximum paint adhesion.
• Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

### WARRANTY

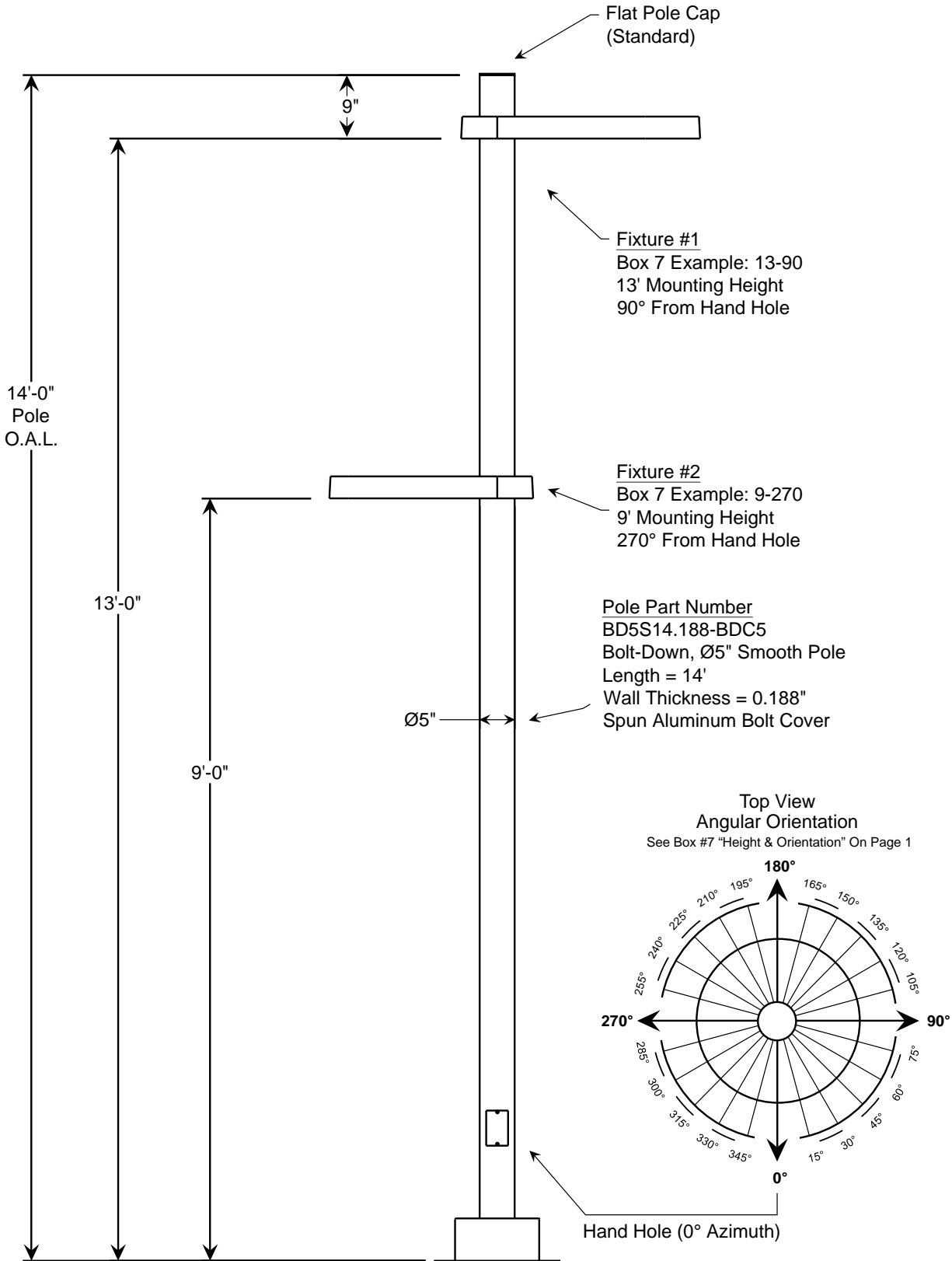
See <a href="http://www.ANPlighting.com">www.ANPlighting.com</a> for complete fixture warranty.
LED warranty information
• 5 year limited warranty* on Light Guide engines
• 5 year limited warranty* on LED Drivers
*Limited Warranty: A typical year is defined as 4380 hours of operation. Failed defined as more than 10% of the total platform LED's not operating.

### ACCESSORIES



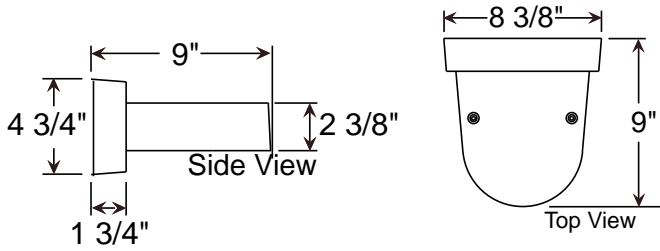
HSS150-1      HSS150-F1 (field installable)      HLMSPC-FM      HLMSPC-06 & HLMSPC-10      PC      TLPC      TL5 & TL7

Project: \_\_\_\_\_  
 Fixture Type: \_\_\_\_\_ Quantity: \_\_\_\_\_  
 Customer: \_\_\_\_\_



09142022

Project: \_\_\_\_\_  
 Fixture Type: \_\_\_\_\_ Quantity: \_\_\_\_\_  
 Customer: \_\_\_\_\_



**Specifications**

**Material:**  
 All parts are A356 cast aluminum  
 All mounting hardware shall be stainless steel or zinc plated steel.

**Lens:**  
 PMMA Optical Lens lens.

**Mounting:**  
 Mounts to non-combustible material over 4" standard Junction Box (others).  
 Downlight only.

**Drivers:**  
 Universal voltage 120-277 is standard.  
 0-10V, TRIAC and ELV dimming to 1% is standard.

See page 2 table for more LED engine and driver specifications.

**Certifications:**  
 UL Listed for outdoor, wet location.  
 UL1598 Standard for Safety for Lighting Luminaires.

**Finish:**  
 A polyester powder coat high quality finish.

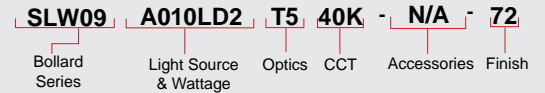
Marine grade finish is available.

**Modifications:**  
 Consult factory for custom or modified designs.

**SLW09  
 Siteline Wall Mount**

Weight: 4 lbs

**Catalog Logic**



Catalog Number	1	2	3	4	5
<b>SLW09</b>					

**1 LIGHT SOURCE & WATTAGES**

<b>A010LD2</b>	(10W LED Array)
<b>A018LD4</b>	(18W LED Array)
<b>A032LD8</b>	(32W LED Array)

**2 OPTICS**

<b>T1</b>	(Type I)
<b>T2</b>	(Type II)
<b>T3</b>	(Type III)
<b>T5</b>	(Type V)

**3 COLOR TEMPERATURE (CCT)**

<b>27K</b>	(2700K)
<b>30K</b>	(3000K)
<b>35K</b>	(3500K)
<b>40K</b>	(4000K)

**4 ACCESSORIES\*\***

<b>*EMG-LED06</b>	(6W, LED Emergency Driver)
<b>*EMG-LED10</b>	(10W, LED Emergency Driver)
<b>*EMG-LED16</b>	(16W, LED Emergency Driver; only compatible with 18w and 32w)
<b>*EMG-LED20</b>	(20W, LED Emergency Driver; only compatible with 32w)
<b>PC</b>	(Button Photo Cell)
<b>* Emergency LED drivers are integral to luminaire</b>	
<b>**Accessory finish will match fixture finish.</b>	

**5 FINISHES**

**\*Premium and Marine Grade Finish have additional charges**

Standard Colors		Marine Grade*	Standard Colors	Standard Grade	Marine Grade*
Aspen Green	10	10M	Architectural Bronze	51	51M
Cantaloupe	11	11M	Patina Verde	52	52M
Lilac	12	12M	Copper Clay	53	53M
Putty	13	13M	Silver	56	56M
Raw Unfinished	40	NA	Black Verde	61	61M
Black	41	41M	Painted Chrome	70	70M
Forest Green	42	42M	Painted Copper	71	71M
Bright Red	43	43M	Textured Black	72	72M
White	44	44M	Matte Black	73	73M
Bright Blue	45	45M	Textured Architectural Bronze	76	76M
Sunny Yellow	46	46M	Textured White	77	77M
Aqua Green	47	47M	Textured Silver	78	78M
Galvanized	49	NA	<b>PREMIUM FINISH</b>	Premium Grade*	Marine Grade*
Navy	50	50M	Carbon Graphite	96	96M

Consult Factory for additional paint charges and availability.

Project: \_\_\_\_\_

Fixture Type: \_\_\_\_\_ Quantity: \_\_\_\_\_

Customer: \_\_\_\_\_

**12 LED ARRAY**

**PERFORMANCE**

System Wattage	CCT	CRI	Type I				Type II				Type III				Type V				Drive Current				
			Delivered Lumens	Lumens Per Watt	B	U	G	Delivered Lumens	Lumens Per Watt	B	U	G	Delivered Lumens	Lumens Per Watt	B	U	G	Delivered Lumens		Lumens Per Watt	B	U	G
10W	2700K	80	1015	102	1	0	1	1034	103	1	0	1	1038	104	0	0	1	956	96	1	0	1	250mA
	3000K	70	1110	111	1	0	1	1131	113	1	0	1	1135	113	0	0	1	1123	112	1	0	1	250mA
	3500K	70	1169	117	1	0	1	1190	119	1	0	1	1194	119	0	0	1	1182	118	0	0	1	250mA
	4000K	70	1192	119	1	0	1	1214	121	1	0	1	1218	122	0	0	1	1206	121	1	0	1	250mA
18W	2700K	80	1827	102	1	0	1	1861	103	1	0	1	1868	104	1	0	1	1722	96	1	0	1	450mA
	3000K	70	1999	111	1	0	1	2036	113	1	0	1	2042	113	1	0	1	2022	112	1	0	1	450mA
	3500K	70	2103	117	1	0	1	2142	119	1	0	1	2150	119	1	0	1	2128	118	1	0	1	450mA
	4000K	70	2146	119	1	0	1	2186	121	1	0	1	2193	122	1	0	1	2171	121	1	0	1	450mA
32W	2700K	80	3249	102	2	0	2	3309	103	1	0	1	3320	104	1	0	1	3061	96	2	0	1	800mA
	3000K	70	3553	111	2	0	2	3320	113	1	0	1	3631	113	1	0	1	3594	112	2	0	1	800mA
	3500K	70	3739	117	2	0	2	3808	119	1	0	1	3821	119	1	0	1	3782	118	2	0	1	800mA
	4000K	70	3815	119	2	0	2	3886	121	1	0	1	3899	122	1	0	1	3859	121	2	0	1	800mA

**LED SPECIFICATIONS -SMILE LED (GREE XLAMP)**

- PMMA Optical Lens
- 12 High-power LEDs
- Efficacy ranges from 96-122 lm/W
- Distributions: Type I, II, III, V
- CCT: 2700K, 3000K, 3500K, 4000K
- Certifications: UL Recognized, RoHS, REACH
- CRI: >70 (2700K is >80)

**FINISHES**

- A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Products undergo an intensive five-step cleansing and pretreatment process for maximum paint adhesion.
- Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

**WARRANTY**

See [www.ANPlighting.com](http://www.ANPlighting.com) for complete fixture warranty.

LED warranty information

- 5 year limited warranty\*

\*Limited Warranty: A typical year is defined as 4380 hours of operation

**DRIVER SPECIFICATIONS-ERP ESS SERIES(10W/18W ONLY)**

- Universal Input 120-277V
- Dimming: 0-10V, TRIAC, ELV (Dims to 1%)
- Power Factor @ Full Load >90%
- THD @ Full Load <20%
- Constant Current Output 50/60Hz
- Operating Temperature: -30°C Minimum
- Lifetime: >50,000 hours
- Ingress Protection: IP66
- Certifications: UL Recognized, CE

**DRIVER SPECIFICATION-ERP PHB SERIES (32W ONLY)**

- Universal Input 120-277V
- Dimming: 0-10V, TRIAC, ELV (Dims to 1%)
- Power Factor @ Full Load >90%
- THD @ Full Load <20%
- Constant Current Output 50/60Hz
- Operating Temperature: -10°C Minimum
- Lifetime: >50,000 hours
- Certifications: UL Recognized, CE

Project: \_\_\_\_\_

Fixture Type: \_\_\_\_\_ Quantity: \_\_\_\_\_

Customer: \_\_\_\_\_

**ACCESSORIES**



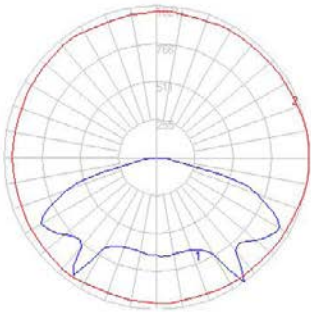
SLW09-EM



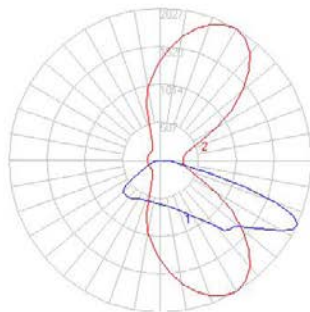
PC

**PHOTOMETRIC DISTRIBUTION - 12 LED ARRAY**

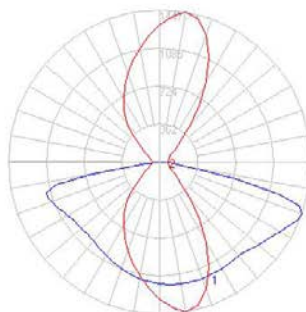
Type V



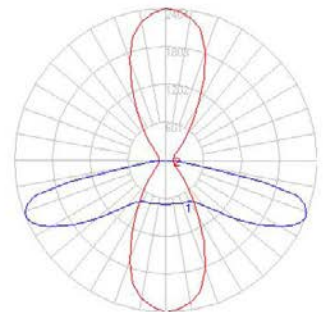
Type III



Type II



Type I





December 10, 2023

1315 Lovell Road  
Knoxville, TN 37932

**Tennessee Technology Corridor Development Authority (TTCDA) Project Narrative**

- Site grading and drainage: Reference C1.01 Site Grading and Drainage Plan
- Basis of design for proposed lighting: spec sheets included in submittal.
  - Fixtures to be 'full-cutoff' per Section 1: figure 5.
  - Fixture heights to conform to section 1.8.5 for maximum heights.
  - Photometric plan not included; lighting intensity to meet requirements of Section 1.8.5.
- Building will be a commercial shell. Final floor plan to be determined according to tenant needs.
- The existing gas regulator, located at the East side of the property (fronting Lovell Road), is an existing piece of equipment placed there by the utility board. See fig. 3. Our goal is to screen this as best as possible while still providing access for maintenance.

**Request for Waiver:**

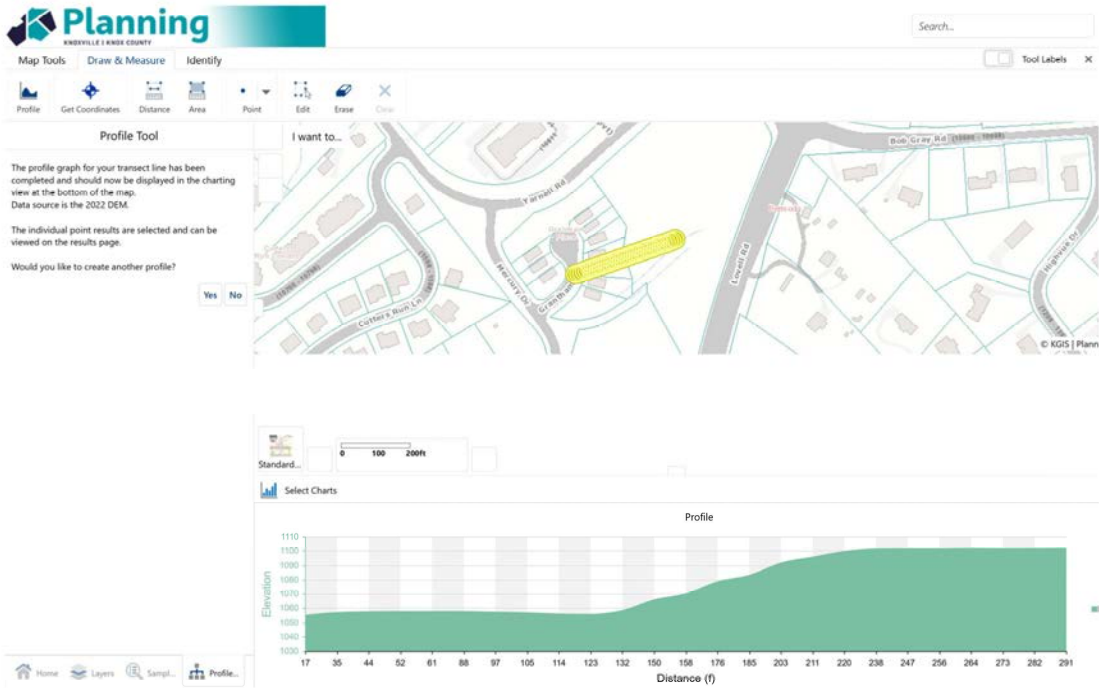
Requesting waiver for the 100' rear setback required by TTCDA where abutting residential zoning. The irregular shape of the lot requires a small portion of the building to be placed within this setback at the Southwest side of the building. In order to provide adequate parking and access, the building is not able to be moved further to the east, toward Lovell Road.

We feel this is a reasonable request given the large grade difference between the placement of the proposed building and the abutting residential properties. As shown in figures 1 & 2, at nearly 60', the grade difference acts as a natural buffer between the two zonings.

Fig. 1

Planning Cases

<https://www.kgis.org/maps/PlanningCases.html?text=2516159.585781.2517508.586544>



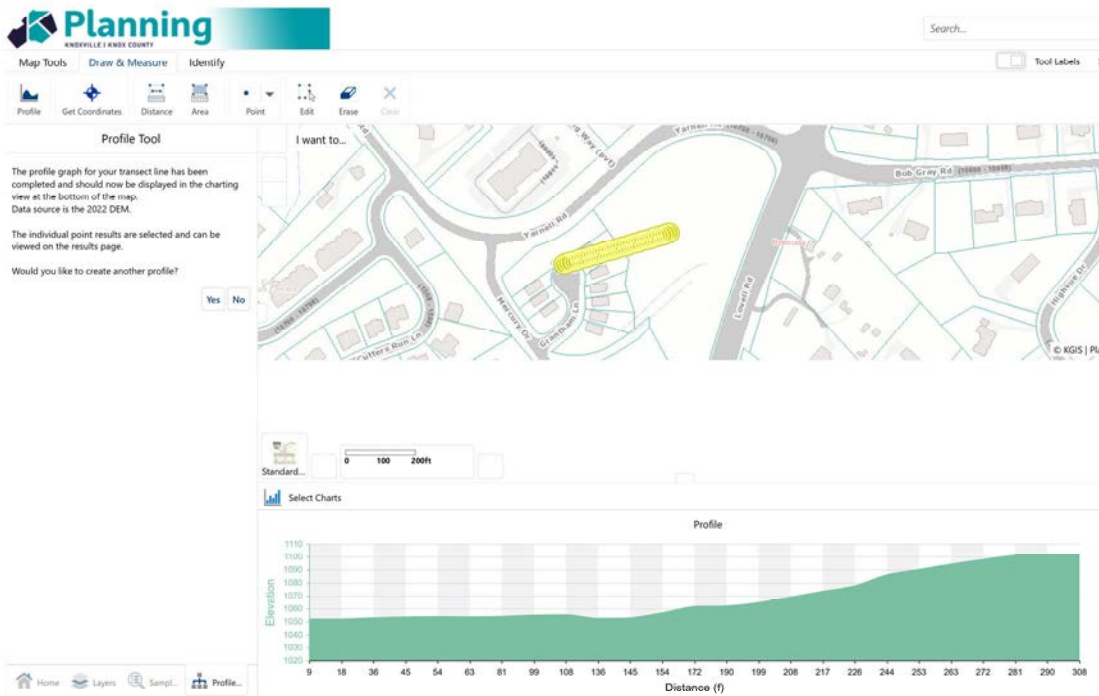
1 of 1

12/11/2023, 8:34 AM

Fig. 2

Planning Cases

<https://www.kgis.org/maps/PlanningCases.html?text=2516159.585781.2517508.586544>



1 of 1

12/11/2023, 8:39 AM







**TECHNOLOGY**  
CORRIDOR DEVELOPMENT

# TTCDA Review Request

<input checked="" type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION	<input type="checkbox"/> REZONING	<input type="checkbox"/> ADMINISTRATIVE REVIEW
<input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> BOARD REVIEW
<input type="checkbox"/> BUILDING PERMIT - GRADING PLAN	<input type="checkbox"/> ZONING VARIANCE	

Ronald W. Watkins

**PUBLISHED APPLICANT NAME** - no individuals on behalf of -

12/27/2023

February 5, 2024

2-A-24-TOB

DATE FILED

MEETING DATE (IF APPLICABLE)

FILE NUMBER

**CORRESPONDENCE** Correspondence related to this application will be directed to the contact listed below.

APPLICANT  OWNER  OPTION HOLDER  SURVEYOR  ENGINEER  ARCHITECT/LANDSCAPE ARCHITECT  ATTORNEY

Amy Sherrill

Benefield Richters Company

NAME COMPANY

902 N. Central St.

Knoxville

TN

37917

ADDRESS

CITY

STATE

ZIP

865-637-7009

team@benefieldrichters.com

PHONE

EMAIL

**CURRENT PROPERTY INFO**  MULTIPLE OWNERS / OPTION HOLDERS  PART OF PARCEL

Ronald A. Watkins

8907 Linksvue Drive, Knoxville, 865-719-9490

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

1315 Lovell RD

PROPERTY ADDRESS

118HA03202

N

5.09 Acres

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

**STAFF USE ONLY**

West side Lovell Rd., north and west sides of Yarnell Rd.  CITY  COUNTY

6

GENERAL LOCATION DISTRICT

PC/TO MU/SD

ZONING NORTHWEST COUNTY

SECTOR PLAN LAND USE CLASSIFICATION

Agriculture/Forestry/Vacant

PLANNING SECTOR EXISTING LAND USE

## REQUEST

### BUILDING PERMIT

- NEW CONSTRUCTION  
 EXPANSION OR RENOVATION  
 GRADING PLAN

- REZONING  
 SIGNAGE  
 ZONING VARIANCE

### PLAN MATERIALS:

- DEVELOPMENT PLAN  
 BUILDING ELEVATIONS  
 FLOOR PLAN  
 LANDSCAPE PLAN  
 SIGNAGE PLAN  
 OFF-STREET PARKING

OTHER:

WAIVERS OR VARIANCES REQUESTED?  YES  NO

ADMINISTRATIVE REVIEW:  LIGHTING  LANDSCAPING PLAN

## RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

## ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

## REZONING

REZONE FROM: \_\_\_\_\_

TO: \_\_\_\_\_

SECTOR PLAN AMENDMENT FROM: \_\_\_\_\_

TO: \_\_\_\_\_

## SIGNAGE

- YARD SIGN       BUILDING SIGN       OTHER SIGN
- AREA: \_\_\_\_\_      AREA: \_\_\_\_\_      AREA: \_\_\_\_\_  
HEIGHT: \_\_\_\_\_      HEIGHT: \_\_\_\_\_      HEIGHT: \_\_\_\_\_  
FINISH: \_\_\_\_\_      FINISH: \_\_\_\_\_      TYPE: \_\_\_\_\_

## STAFF USE ONLY

- TTCDA Checklist  
 Property Owners/Option Holders

CODE	CODE	TOTAL
FEE	FEE	
1102	450.00	450.00

## AUTHORIZATION

*By signing below*

*You certify that you are the property owner and/or authorized representative.*



Architect

2023.12.26

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865-637-7009

team@benefieldrichters.com

PHONE NUMBER

EMAIL

*Naomi Hansen*

Naomi Hansen

12/27/2023 , SG

STAFF SIGNATURE

PRINT NAME

DATE PAID