File # 8-C-21-VA

CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:		THIS PROPOSAL PERTAINS TO:	
Name Richard E. Graves o/b/o (See attached)	Owner	☐	New Structure	☑
Street Address 550 West Main Street, Suite 500	Contractor	☐	Modification of Existing Structure	☐
City, State, Zip Knoxville, TN 37902	Tenant	☐	Off Street Parking	☐
Phone Number 865-546-9321	Other	☑	Signage	☐
Email rgraves@fmsllp.com			Other	☐

THIS IS A REQUEST FOR:

☑ Zoning Variance (Building Permit Denied)
☐ Appeal of Administrative Official's Decision
☐ Extension of Non-Conforming Use/or Structure
☐ Map Interpretation

PROPERTY INFORMATION

Street Address 3001 Knoxville Center Drive

City, State, Zip Knoxville TN 37924

Parcel # (see KGIS.org) Block No. 33970, Parcel 26

Zoning District (see KGIS.org) Industrial District I-G, Southwest tagged as 'C' Former Planned District

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 7, Section 2

The City of Knoxville Board of Zoning Appeals shall have the power and authority to grant variances from terms of this ordinance according to the procedure and under the restrictions set out in this section.

The purpose of the variance is to modify the strict application of the specific requirements of this ordinance in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his property as the zoning ordinance intended.

DESCRIPTION OF APPEAL

Describe your project and why you need variances.

The proposed development is a warehouse building and related site work for a last-mile delivery station. Building Permit R21-0083. Permit drawings submitted to the City included 28' luminaires designed in accordance with the Tenant's national design standards (min 25') for parking configuration, vehicle capacity on site, and the safety of staff required for large-scale building types. Two Variance Requests:

1. Increase the height of the site freestanding luminaire from 20' to 28' (including base), Article 10.2.B.5 states "the maximum total height of a freestanding cut off luminaire is 20 feet in a nonresidential district".

2. Increase the permissible luminaire cut off angle to 90 degrees. Article 10.2.B.3 states "To be considered a cut off luminaire, the cut off angle must be 75 degrees or less. A cut off luminaire must be designed to completely shield the light source from an observer 3.5 feet above the ground at any point along an abutting lot line."

Describe hardship conditions that apply to this variance.

See attached.

APPLICANT AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request and that all owners have been notified of this request in writing.

APPLICANT'S SIGNATURE Richard Graves **DATE** 7-16-2021

(Attached to Board of Zoning Appeals application for Richard Graves o/b/o Seefried Industrial Properties)

Full Applicant Name:

Richard Graves o/b/o Seefried Industrial Properties

Nature of hardship and conditions that apply to this variance:

In order to provide safe and adequate light levels around and in between anticipated vehicles, a taller light pole is required. Anticipated vehicles will include trucks in excess of 13 feet in height, and 20-foot tall poles will not provide sufficient elevation for the lights to properly distribute the light in and around the anticipated vehicles. It is not possible or practical to add more 20-foot poles to get the appropriate distribution of light on all sides of the anticipated vehicles. If the site development was limited to 20-foot poles, roughly twice the number of light poles would be necessary at the site. This would interfere with anticipated traffic design and would still provide lower-quality light distribution around the anticipated vehicles.

The designed light poles will contain energy efficient LED lights as shown on the attached photometric lighting plan, which are necessary to achieve adequate lighting but may also result in cut-off angles of 90 degrees. Applicant intends to equip the light fixtures with "BLC" (back-light control) and/or "external glare shield" to lower the cutoff angles, but Applicant needs a variance allowing for a 90 degree cutoff angle in the event the BLC and external glare shields are unable to reduce the cutoff angle to 75 degrees or below. The footcandle level at abutting property lines will be 1 footcandle or less.

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CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

******OFFICE USE ONLY******

Is a plat required? **Yes** ☐ **No** ☑ **Small Lot of record?** ☐

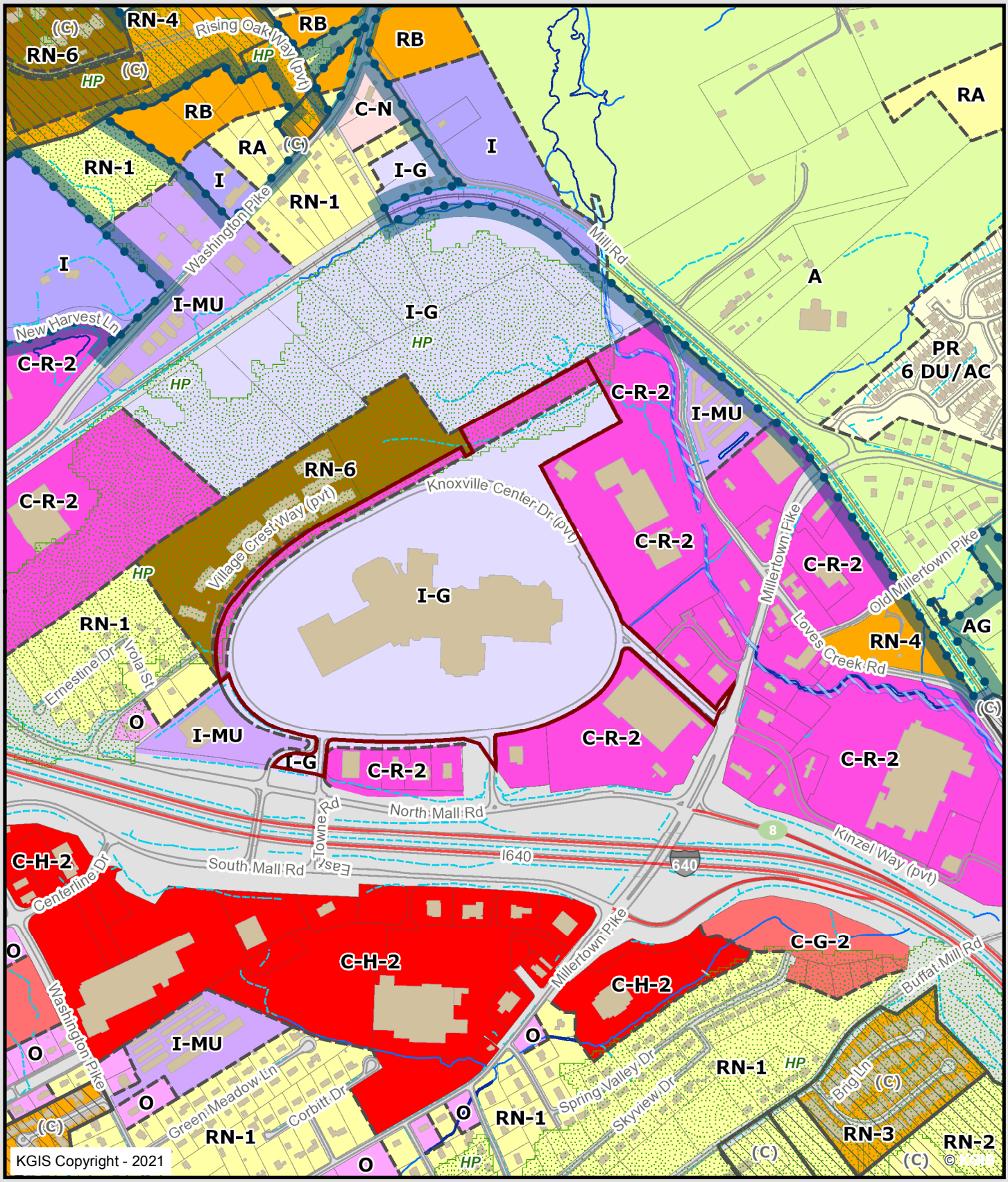
VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

1. Increase the maximum total height for freestanding cut off luminaires in a nonresidential district from 20 feet to 28 feet. Per Article 10, Section 10.2.B.5.

2. Increase the maximum permitted cut of angle for a luminaire from 75 degrees to 90 degrees per Article 10, Section 10.2.B.3.

PROJECT INFORMATION

Date Filed 7-8-21	Fee Amount $250.00
Council District 4th	BZA Meeting Date 8-17-21
PLANS REVIEWER Scott Elder	**DATE** 7-9-21



3001 Knoxville Center Dr

8-C-21-VA

Richard E. Graves o/b/o Seefried Industrial Properties

Knoxville - Knox County - KUB Geographic Information System

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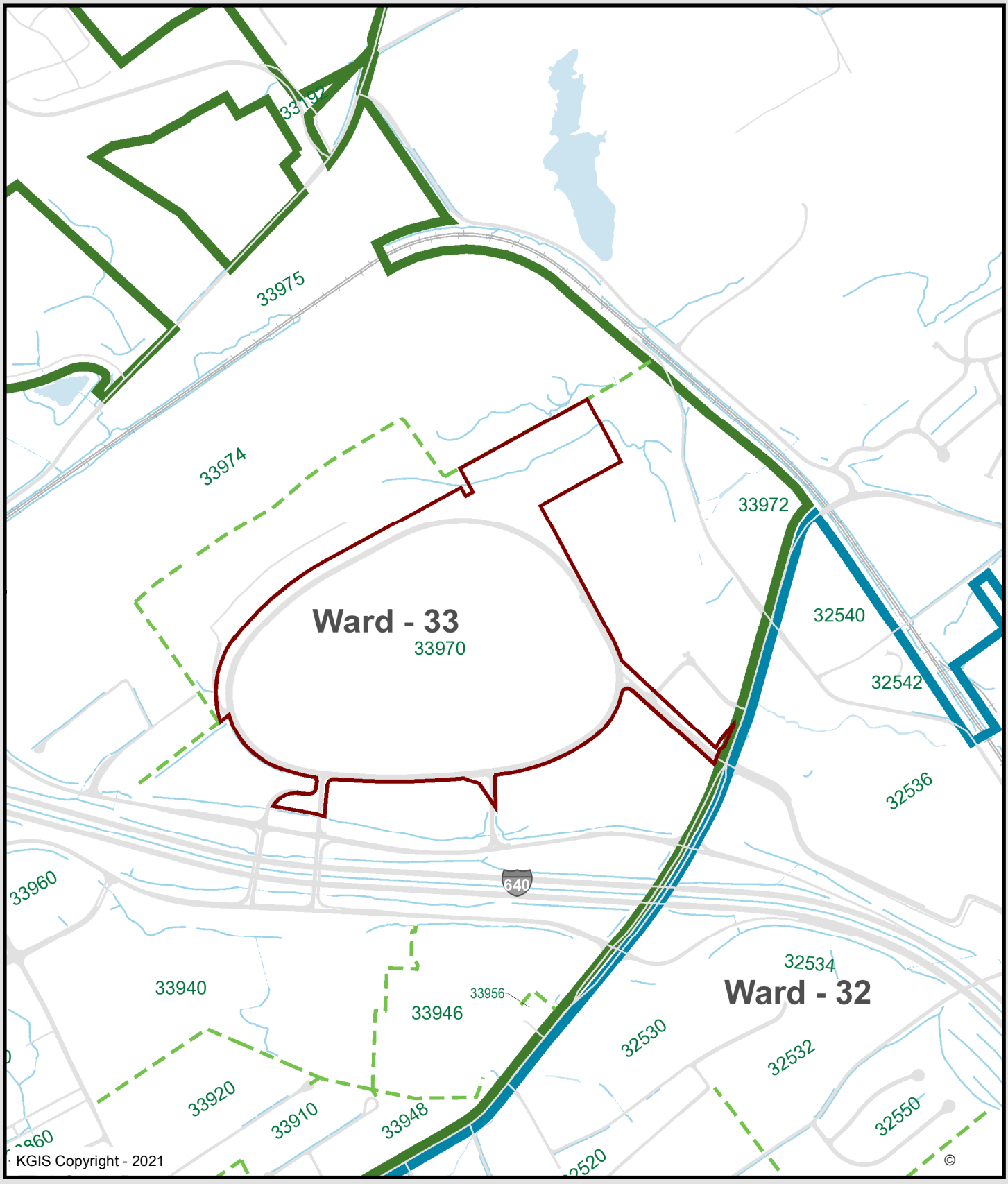
ft



3001 Knoxville Center Dr

8-C-21-VA

Richard E. Graves o/b/o Seefried Industrial Properties

Knoxville - Knox County - KUB Geographic Information System

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ft

3001 Knoxville Center Dr

8-C-21-VA

Richard E. Graves o/b/o Seefried Industrial Properties

Knoxville - Knox County - KUB Geographic Information System

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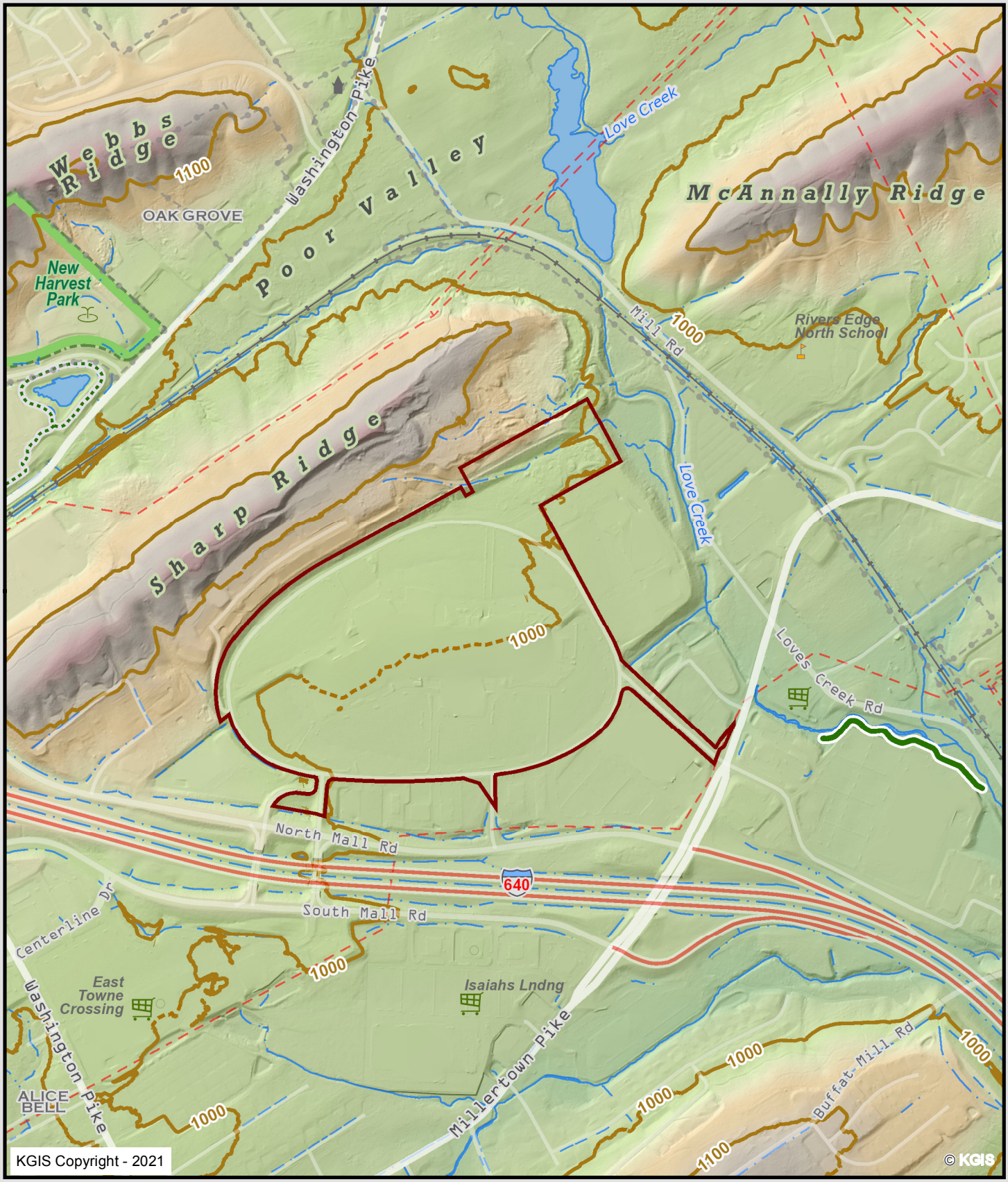
ft



3001 Knoxville Center Dr

8-C-21-VA

Richard E. Graves o/b/o Seefried Industrial Properties

Knoxville - Knox County - KUB Geographic Information System

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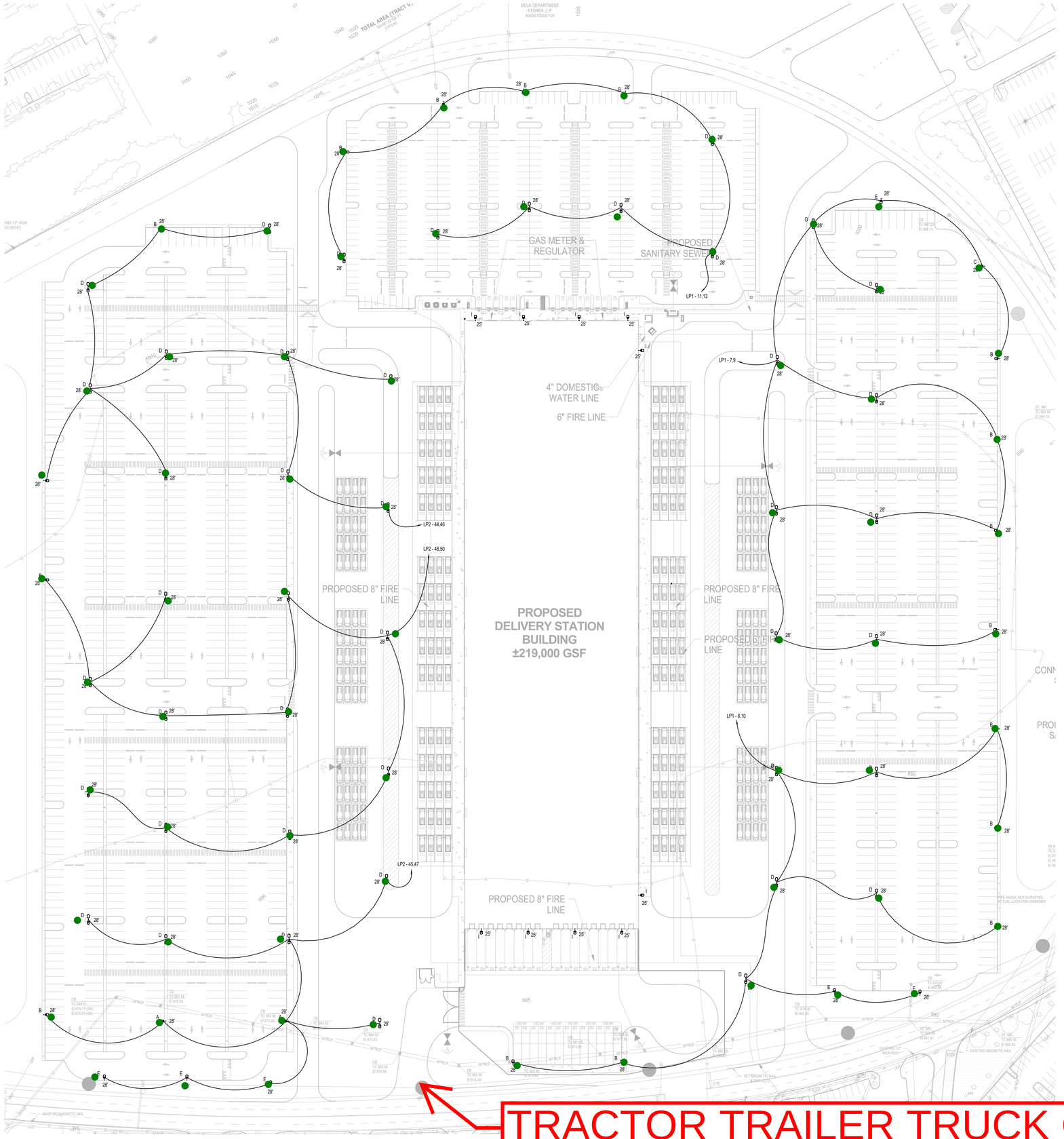
ft



SITE ELECTRICAL GENERAL NOTES:

(NOT ALL NOTES APPLY TO THIS DRAWING)

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL REQUIREMENTS OF ANY LOCAL APPLICABLE CODES OR ORDINANCES, PUBLIC UTILITY COMPANY REGULATIONS, STATE CODE, AND NATIONAL ELECTRICAL CODE WITH INTERIM AMENDMENTS THERETO.
2. ALL MATERIALS SHALL CONFORM TO THE LATEST ISSUE OF ALL APPLICABLE STANDARDS AS ESTABLISHED BY EEI, NEMA, ASTM, IPCEA, NATIONAL BOARD OF FIRE UNDERWRITERS & UNDERWRITERS LABORATORIES INC.
3. CONTRACTOR SHALL LEAVE ENTIRE ELECTRICAL SYSTEM INSTALLED BY THE CONTRACTOR IN PROPER WORKING CONDITION AND REPLACE WITHOUT ADDITIONAL CHARGE ALL WORK OR MATERIALS WHICH MAY DEVELOP DEFECTS WITHIN A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE BY THE ENGINEER.
4. ALL EQUIPMENT SHALL BE GROUNDED AND BONDED IN ACCORDANCE TO NEC.
5. REFER TO DWG E0.01 FOR GENERAL NOTES, ABBREVIATIONS AND SYMBOL LEGEND.
6. REFER TO WAREHOUSE SPACE POWER PLANS FOR PANEL LOCATIONS AND ADDITIONAL INFORMATION.
7. REFER TO ONE LINE DIAGRAMS DWG. E5.01 FOR ADDITIONAL INFORMATION.
8. MAXIMUM DISTANCE BETWEEN TRANSFORMER VAULT AND/OR PRIMARY ENCLOSURE SHALL BE 500-FEET. FIELD COORDINATE EXACT LOCATION.
9. ALL SITE ELECTRICAL EQUIPMENT LOCATIONS SHALL BE COORDINATED WITH THE CIVIL DRAWINGS. LOCATIONS SHOWN HERE ARE FOR REFERENCE ONLY.
10. FURNISH AND INSTALL PROTECTIVE BOLLARDS AS REQUIRED. COORDINATED WITH THE CIVIL DRAWINGS.
11. FOR ADDITIONAL BUILDING MOUNTED EMERGENCY EGRESS LIGHTING, ENTRY CANOPY LIGHTING, VAN LOAD OUT CANOPY AND ASSOCIATED WIRING INFORMATION REFER TO LIGHTING FLOOR PLANS.

SITE ELECTRICAL KEY NOTES:

(NOT ALL KEY NOTES APPLY TO THIS DRAWING)

1. NEW UTILITY PAD-MOUNTED TRANSFORMER (BY UTILITY COMPANY), TRANSFORMER PAD (BY ELECTRICAL CONTRACTOR). FURNISH AND INSTALL TRANSFORMER PAD AND PROTECTIVE BOLLARDS PER LOCAL UTILITY COMPANY REQUIREMENTS. COORDINATE EXACT TRANSFORMER LOCATION WITH CIVIL ENGINEER. REFER TO ONE-LINE POWER RISER DIAGRAM FOR ADDITIONAL INFORMATION.
2. ROLL-UP GENERATOR QUICK CONNECT DOCKING STATION. COORDINATE FINAL LOCATION WITH TENANTS REPRESENTATIVE PRIOR TO ROUGH-IN. REFER TO ONE-LINE POWER RISER DIAGRAM FOR ADDITIONAL INFORMATION.
3. NEW UNDERGROUND UTILITY COMPANY PRIMARY SERVICE CONDUITS. COORDINATE PRIMARY CONDUITS INSTALLATION WITH CIVIL ENGINEER. COORDINATE EXACT PRIMARY SERVICE CONDUIT ROUTING WITH CIVIL ENGINEER.
4. NEW SECONDARY SERVICE CONDUITS. COORDINATE INSTALLATION OF SECONDARY CONDUITS WITH THE UTILITY COMPANY. REFER TO ONE-LINE POWER RISER DIAGRAM FOR ADDITIONAL INFORMATION.
5. NEW ROLL-UP GENERATOR CONDUITS. REFER TO ONE-LINE POWER RISER DIAGRAM FOR ADDITIONAL INFORMATION.
6. (4) 4" SCHEDULE 80 PVC CONDUITS FROM LOCAL TEL/COM PROVIDER SERVICE. COORDINATE EXACT CONDUIT ROUTING AND ADDITIONAL REQUIREMENTS WITH LOCAL TEL/COM PROVIDER AND CIVIL ENGINEER. REFER TO DRAWING E1.02 UTILITY ROOM POWER PART PLAN FOR TEL/COM CONDUIT TERMINATIONS LOCATION AND ADDITIONAL REQUIREMENTS.
7. COORDINATE PRIMARY ELECTRICAL SERVICE CONNECTION, FINAL LOCATION POINT AND ADDITIONAL REQUIREMENTS WITH LOCAL UTILITY COMPANY. COORDINATE TEL/COM SERVICE CONNECTION, FINAL LOCATION POINT AND ADDITIONAL REQUIREMENTS WITH LOCAL TEL/COM SERVICE PROVIDER. COORDINATE FINAL CONDUIT ROUTING WITH CIVIL ENGINEER.
8. COORDINATE EXACT EXTERIOR PYLON SIGN POWER CONNECTION REQUIREMENTS WITH SIGN MANUFACTURER AND INSTALLER. COORDINATE FINAL SIGN LOCATION WITH PROJECT CONSTRUCTION MANAGER

ORIGINAL DESIGN
28' LIGHT POLES

TRACTOR TRAILER TRUCK COURT

1 ELECTRICAL SITE LIGHTING PLAN
1" = 60'-0"

Architecture
Engineering
Environmental
Land Surveying
BL Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

PROJECT MALIBU
3001 KNOXVILLE CENTER DRIVE
KNOXVILLE, TN 37924

REVISIONS

NO	DESCRIPTION	DATE

Designed	BWB
Drawn:	KMO/TBM
Reviewed:	JJ
Scale:	1" = 60'-0"
Project No.	2001811
Date:	01/21/2021

Title:
SITE LIGHTING PLAN

Sheet No.
ES1.01

1/20/2021 4:17:07 PM

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency
	A	2	Lithonia Lighting	DSX2 LED P3 40K TSW	DSX2 LED P3 40K TSW MVOLT	LED	1	29142	1	0.9	217	100%
	B	17	Lithonia Lighting	DSX2 LED P4 40K TFTM	DSX2 LED P4 40K TFTM MVOLT	LED	1	33388	1	0.9	270	100%
	C	1	Lithonia Lighting	DSX2 LED P2 40K TFTM HS	DSX2 LED P2 40K TFTM MVOLT with houseside shield	LED	1	18779	1	0.9	185	100%
	D	43	Lithonia Lighting	DSX2 LED P2 40K TSW	DSX2 LED P2 40K TSW MVOLT	LED	1	24808	1	0.9	370	100%
	E	6	Lithonia Lighting	DSX2 LED P1 40K BLC	DSX2 LED P1 40K BLC MVOLT	LED	1	15538	1	0.9	140	100%
	F1	160	Lithonia Lighting	VCPG LED P5 40K T5R MVOLT PM NLTAIR2 PIR DNAXD	VCPG LED WITH P5 - PERFORMANCE PACKAGE, 4000K, T5R OPTIC TYPE	LED	1	10497	1	0.9	82.14	100%
	I	10	Lithonia Lighting	DSX1 LED P4 40K TFTM WBA DSXW2BBW	DSX1 LED P4 40K TFTM MVOLT	LED	1	14487	1	0.9	125	100%

Statistics

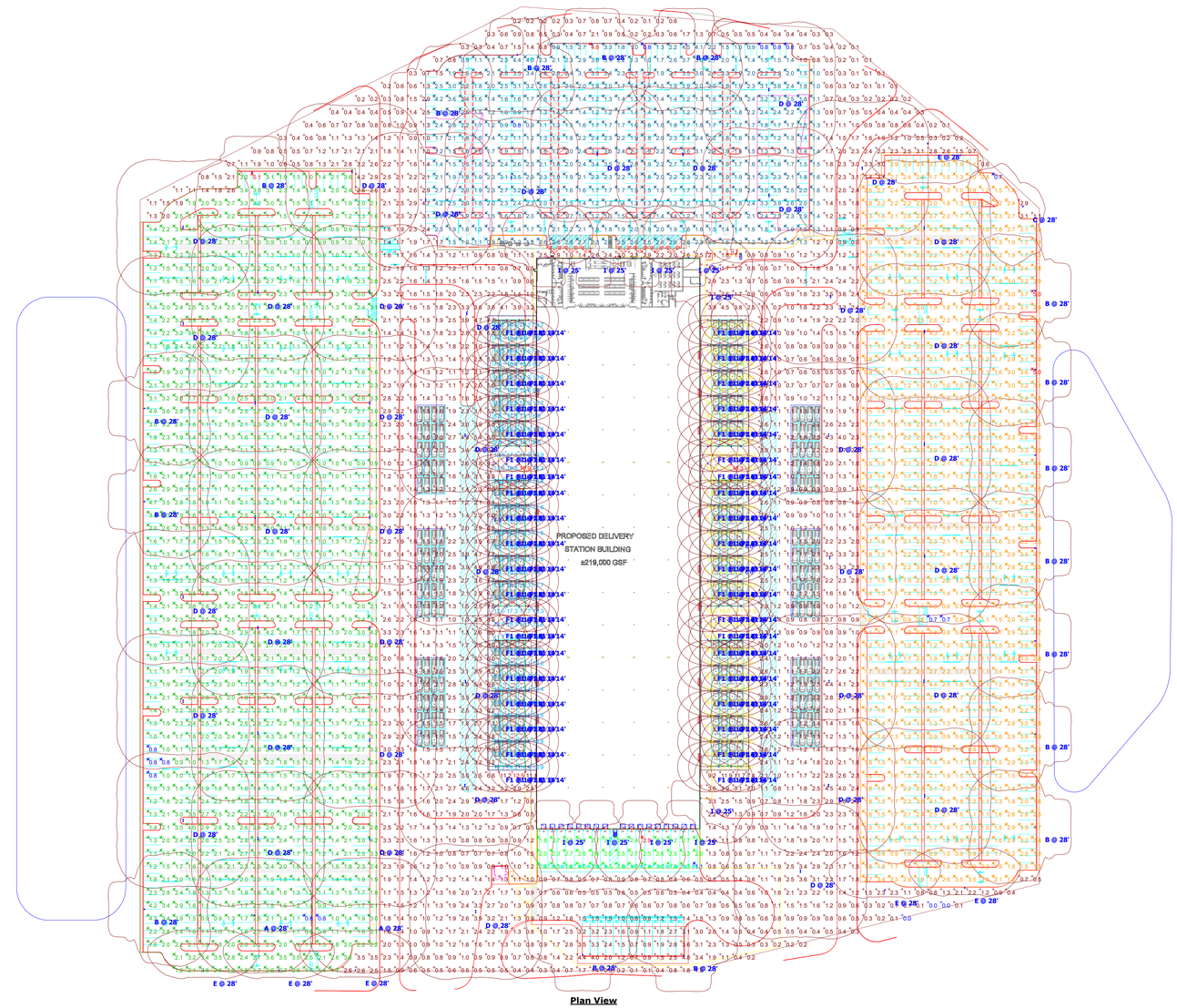
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CANOPY	+	11.0 fc	18.3 fc	6.6 fc	2.8:1	1.7:1
CANOPY	+	11.7 fc	18.9 fc	7.3 fc	2.6:1	1.6:1
LOADING DOCK	+	2.1 fc	2.9 fc	1.1 fc	2.6:1	1.9:1
PARKING LOT	+	1.8 fc	5.1 fc	0.8 fc	6.4:1	2.3:1
PARKING LOT	+	1.7 fc	5.0 fc	0.7 fc	7.1:1	2.4:1
PARKING LOT	+	2.0 fc	4.8 fc	0.8 fc	6.0:1	2.5:1
SITE	+	1.8 fc	12.5 fc	0.0 fc	N/A	N/A

Note

LIGHTING VENDOR INFORMATION:
GC TO CONTACT CITY LIGHTING PRODUCTS FOR ALL LIGHTING FIXTURE
AND LIGHTING CONTROLS INQUIRIES.

MANAGER/PJM: GARY MAGRENI, GMAGRENI@CITYLIGHTING.COM, 704-235-3134

PJM: DANA BECKHAM, DBECKHAM@CITYLIGHTING.COM, 704-235-3136



Plan View
Scale - 1" = 100ft

CITY LIGHTING
www.CityLighting.com

KNOXVILLE TN SITE LAYOUT

Designer
NS
Date
12/23/2020
Scale
Not to Scale
Drawing No.

Summary

D-Series Size 2
LED Area Luminaire

Buy American

Catalog Number

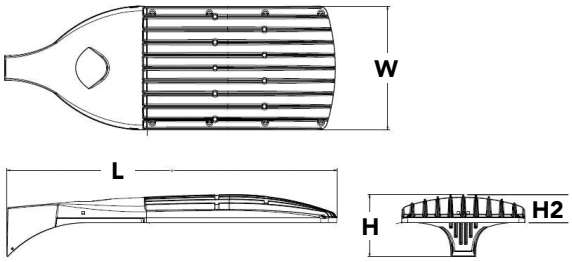
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.1 ft² *(0.10 m²)*
Length:	40″ *(101.6 cm)*
Width:	15″ *(38.1 cm)*
Height 1:	7-1/4″ *(18.4 cm)*
Height 2: (max):	3.5″
Weight:	36lbs



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series

DSX2 LED

LEDs

Forward optics

P1	P5 [1]
P2	P6
P3	P7 [1]
P4	P8 [1]

Rotated optics

P10 [2]	P13 [1,2]
P11 [2]	P14 [1,2]
P12 [2]	

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I Short (Automotive)
T2S	Type II Short
T2M	Type II Medium
T3S	Type III Short
T3M	Type III Medium
T4M	Type IV Medium
TFTM	Forward Throw Medium
T5VS	Type V Very Short [3]
T5S	Type V Short [3]
T5M	Type V Medium [3]
T5W	Type V Wide [3]
BLC	Backlight control [4]
LCCO	Left corner cutoff [4]
RCCO	Right corner cutoff [4]

Voltage

MVOLT [5]
XVOLT (277V-480V) [6,7,8]
120 [9]
208 [9]
240 [9]
277 [9]
347 [9]
480 [9]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting [10]
WBA	Wall bracket [3]
SPUMBA	Square pole universal mounting adaptor [11]
RPUMBA	Round pole universal mounting adaptor [11]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [10]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled [13]
PIRHN	Network, Bi-Level motion/ambient sensor [14]
PER	NEMA twist-lock receptacle only (no controls) [15]
PER5	Five-wire receptacle only (no controls) [15,16]
PER7	Seven-wire receptacle only (no controls) [15,16]
DMG	0-10V dimming extend out back of housing for external control (no controls) [17]
DS	Dual switching [18,19]
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc [20]
PIRH1FC3V	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [20]
FAO	Field Adjustable Output [23]

Other options

Shipped installed

HS	House-side shield [22]
SF	Single fuse (120, 277, 347V) [9]
DF	Double fuse (208, 240, 480V) [9]
L90	Left rotated optics [2]
R90	Right rotated optics [2]
HA	50°C ambient operations [1]
BAA	Buy America(n) Act Compliant

Shipped separately

BS	Bird spikes [23]
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [24]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [24]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [24]
DSHORT SBK U	Shorting cap [24]
DSX2HS 80C U	House-side shield for 80 LED unit [22]
DSX2HS 90C U	House-side shield for 90 LED unit [22]
DSX2HS 100C U	House-side shield for 100 LED unit [22]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [25]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX2EGS (FINISH) U	External glare shield

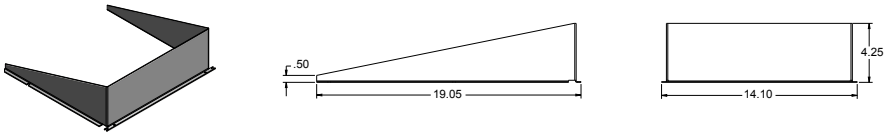
For more control options, visit DTL and ROAM online.

NOTES

1 HA not available with P5, P7, P8, P13, and P14.
2 P10, P11, P12, P13 or P14 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT is only suitable for use with P5, P6, P7, P8, P13 and P14.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIRH or PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting bracket intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
12 Must order fixture with SPA option.Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover only available in dark bronze, black, white or natural aluminum color.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting Cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming. .
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Requires (2) separately switched circuits with isolated neutrals.
19 Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available with P1, P2, P10.
20 Reference Controls Options table settings table on page 4. Reference Motion Sensor Default table on page 4 to see functionality.
21 Reference controls options table on page 4.
22 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessories; see Accessories information.
23 Must be ordered with fixture for factory pre-drilling.
24 Requires luminaire to be specified with PER, PER5 and PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.
25 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

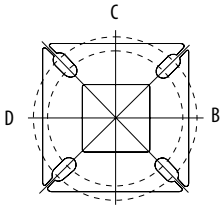
Options

EGS - External Glare Shield

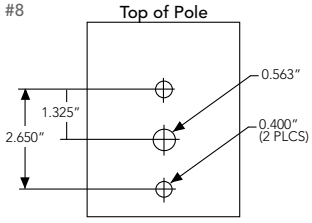


Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX2 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX2 LED	1.100	2.200	2.120	3.300	2.850	4.064

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

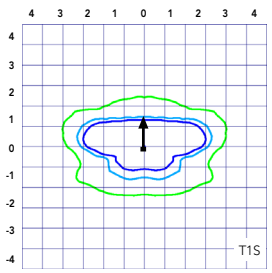
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 2 homepage.

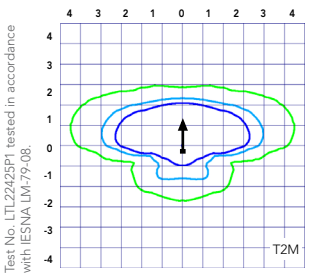
Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Test No. LTL22425P1 tested in accordance with IESNA LM-79-08.



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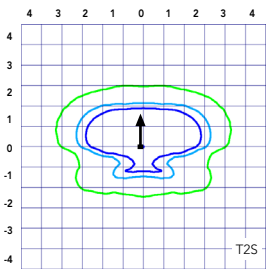

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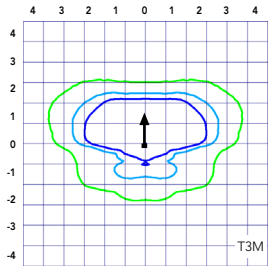

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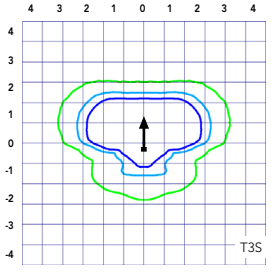

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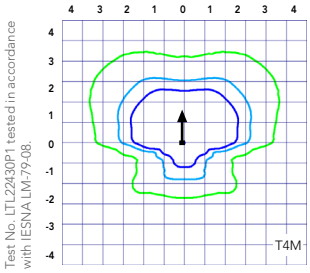

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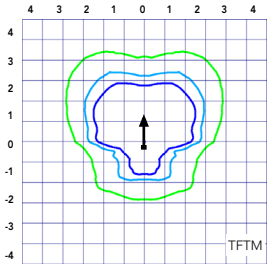

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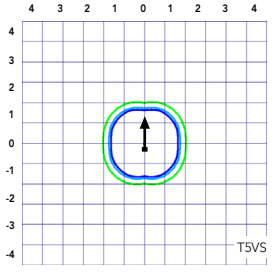

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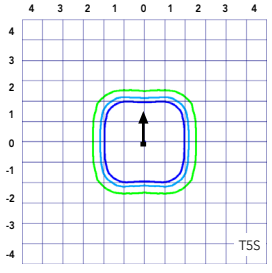

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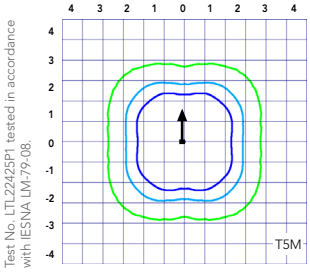

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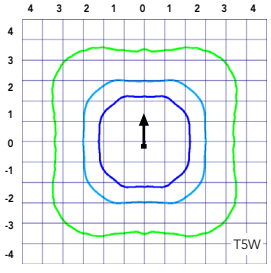

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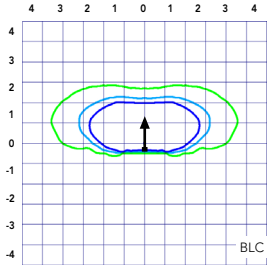

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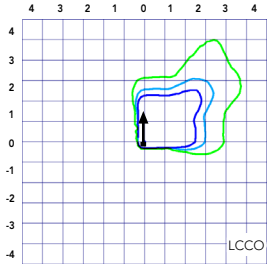

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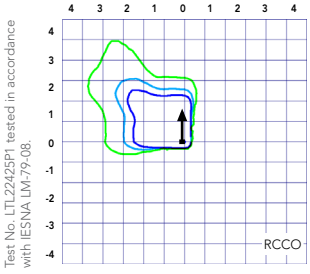

Test No. LTL22434P1 tested in accordance with IESNA LM-79-08.

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	80	530	140	1.18	0.68	0.59	0.51	0.40	0.32
	P2	80	700	185	1.56	0.90	0.78	0.66	0.52	0.39
	P3	80	850	217	1.82	1.05	0.90	0.80	0.63	0.48
	P4	80	1050	270	2.27	1.31	1.12	0.99	0.79	0.59
	P5	80	1250	321	2.68	1.54	1.34	1.17	0.93	0.68
	P6	100	1050	343	2.89	1.66	1.59	1.37	1.00	0.71
	P7	100	1250	398	3.31	1.91	1.66	1.45	1.16	0.81
	P8	100	1350	431	3.61	2.07	1.81	1.57	1.25	0.91
Rotated Optics (Requires L90 or R90)	P10	90	530	156	1.30	0.76	0.65	0.62	0.45	0.32
	P11	90	700	207	1.75	1.01	0.87	0.74	0.60	0.46
	P12	90	850	254	2.12	1.22	1.06	0.94	0.73	0.55
	P13	90	1200	344	2.88	1.65	1.44	1.25	1.00	0.73
	P14	90	1400	405	3.39	1.95	1.71	1.48	1.18	0.86

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Controls Options				
Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptical	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80	530	**P1**	140W	T1S	17,575	3	0	3	126	18,933	3	0	3	135	19,173	3	0	3	137
				T2S	17,556	3	0	3	125	18,913	3	0	3	135	19,152	3	0	3	137
				T2M	17,647	3	0	3	126	19,010	3	0	3	136	19,251	3	0	3	138
				T3S	17,090	3	0	3	122	18,411	3	0	3	132	18,644	3	0	3	133
				T3M	17,604	3	0	3	126	18,964	3	0	3	135	19,204	3	0	3	137
				T4M	17,221	3	0	3	123	18,552	3	0	4	133	18,787	3	0	4	134
				TFTM	17,593	3	0	3	126	18,952	3	0	4	135	19,192	3	0	4	137
				T5VS	18,297	4	0	1	131	19,711	4	0	1	141	19,961	4	0	1	143
				T5S	18,312	4	0	2	131	19,727	4	0	2	141	19,977	4	0	2	143
				T5M	18,266	4	0	2	130	19,677	4	0	2	141	19,926	4	0	2	142
				T5W	18,146	5	0	3	130	19,548	5	0	3	140	19,796	5	0	3	141
				BLC	14,424	2	0	2	103	15,539	2	0	3	111	15,736	2	0	3	112
				LCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84
				RCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84
80	700	**P2**	185W	T1S	22,305	3	0	3	121	24,029	3	0	3	130	24,333	3	0	3	132
				T2S	22,281	3	0	4	120	24,003	3	0	4	130	24,307	3	0	4	131
				T2M	22,396	3	0	3	121	24,127	3	0	3	130	24,432	3	0	3	132
				T3S	21,690	3	0	4	117	23,366	3	0	4	126	23,662	3	0	4	128
				T3M	22,342	3	0	4	121	24,068	3	0	4	130	24,373	3	0	4	132
				T4M	21,857	3	0	4	118	23,545	3	0	4	127	23,844	3	0	4	129
				TFTM	22,328	3	0	4	121	24,054	3	0	4	130	24,358	3	0	4	132
				T5VS	23,222	5	0	1	126	25,016	5	0	1	135	25,333	5	0	1	137
				T5S	23,241	4	0	2	126	25,037	4	0	2	135	25,354	4	0	2	137
				T5M	23,182	5	0	3	125	24,974	5	0	3	135	25,290	5	0	3	137
				T5W	23,030	5	0	4	124	24,810	5	0	4	134	25,124	5	0	4	136
				BLC	18,307	2	0	3	99	19,721	2	0	3	107	19,971	2	0	3	108
				LCCO	13,622	2	0	3	74	14,674	2	0	4	79	14,860	2	0	4	80
				RCCO	13,622	2	0	3	74	14,674	2	0	4	79	14,860	2	0	4	80
80	850	**P3**	217W	T1S	26,202	3	0	3	121	28,226	3	0	3	130	28,584	3	0	3	132
				T2S	26,174	3	0	4	121	28,196	3	0	4	130	28,553	3	0	4	132
				T2M	26,309	3	0	3	121	28,342	3	0	3	131	28,700	3	0	3	132
				T3S	25,479	3	0	4	117	27,448	3	0	4	126	27,795	3	0	4	128
				T3M	26,245	3	0	4	121	28,273	3	0	4	130	28,631	3	0	4	132
				T4M	25,675	3	0	4	118	27,659	3	0	4	127	28,009	3	0	4	129
				TFTM	26,229	3	0	4	121	28,255	3	0	4	130	28,613	3	0	4	132
				T5VS	27,279	5	0	1	126	29,387	5	0	1	135	29,759	5	0	1	137
				T5S	27,301	4	0	2	126	29,410	5	0	2	136	29,783	5	0	2	137
				T5M	27,232	5	0	3	125	29,336	5	0	3	135	29,707	5	0	3	137
				T5W	27,053	5	0	4	125	29,144	5	0	4	134	29,513	5	0	4	136
				BLC	21,504	2	0	3	99	23,166	2	0	3	107	23,459	2	0	4	108
				LCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80
				RCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80
80	1050	**P4**	270W	T1S	30,963	4	0	4	115	33,355	4	0	4	124	33,777	4	0	4	125
				T2S	30,930	4	0	4	115	33,320	4	0	4	123	33,742	4	0	4	125
				T2M	31,089	3	0	4	115	33,491	3	0	4	124	33,915	3	0	4	126
				T3S	30,108	4	0	4	112	32,435	4	0	5	120	32,845	4	0	5	122
				T3M	31,014	3	0	4	115	33,410	3	0	4	124	33,833	3	0	4	125
				T4M	30,340	3	0	5	112	32,684	3	0	5	121	33,098	3	0	5	123
				TFTM	30,995	3	0	5	115	33,390	3	0	5	124	33,812	3	0	5	125
				T5VS	32,235	5	0	1	119	34,726	5	0	1	129	35,166	5	0	1	130
				T5S	32,261	5	0	2	119	34,754	5	0	2	129	35,194	5	0	2	130
				T5M	32,180	5	0	4	119	34,667	5	0	4	128	35,105	5	0	4	130
				T5W	31,969	5	0	4	118	34,439	5	0	5	128	34,875	5	0	5	129
				BLC	25,412	2	0	4	94	27,376	2	0	4	101	27,722	2	0	4	103
				LCCO	18,909	2	0	4	70	20,370	2	0	4	75	20,628	2	0	4	76
				RCCO	18,909	2	0	4	70	20,370	2	0	4	75	20,628	2	0	4	76

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80	1250	**P5**	321W	T1S	35,193	4	0	4	110	37,912	4	0	4	118	38,392	4	0	4	120
				T2S	35,155	4	0	5	110	37,872	4	0	5	118	38,351	4	0	5	119
				T2M	35,336	4	0	4	110	38,067	4	0	4	119	38,549	4	0	4	120
				T3S	34,222	4	0	5	107	36,866	4	0	5	115	37,333	4	0	5	116
				T3M	35,251	3	0	4	110	37,974	3	0	5	118	38,455	4	0	5	120
				T4M	34,485	3	0	5	107	37,149	4	0	5	116	37,620	4	0	5	117
				TFTM	35,229	3	0	5	110	37,951	3	0	5	118	38,431	3	0	5	120
				T5VS	36,639	5	0	1	114	39,470	5	0	1	123	39,970	5	0	1	125
				T5S	36,669	5	0	2	114	39,502	5	0	2	123	40,002	5	0	2	125
				T5M	36,576	5	0	4	114	39,403	5	0	4	123	39,901	5	0	4	124
				T5W	36,336	5	0	5	113	39,144	5	0	5	122	39,640	5	0	5	123
				BLC	28,884	3	0	4	90	31,115	3	0	4	97	31,509	3	0	4	98
				LCCO	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73
				RCCO	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73
100	1050	**P6**	343W	T1S	37,824	4	0	4	110	40,747	4	0	4	119	41,263	4	0	4	120
				T2S	37,784	4	0	5	110	40,704	4	0	5	119	41,219	4	0	5	120
				T2M	37,979	4	0	4	111	40,913	4	0	4	119	41,431	4	0	4	121
				T3S	36,780	4	0	5	107	39,623	4	0	5	116	40,124	4	0	5	117
				T3M	37,886	3	0	5	110	40,814	4	0	5	119	41,331	4	0	5	120
				T4M	37,063	4	0	5	108	39,927	4	0	5	116	40,433	4	0	5	118
				TFTM	37,863	3	0	5	110	40,789	4	0	5	119	41,305	4	0	5	120
				T5VS	39,379	5	0	1	115	42,422	5	0	1	124	42,959	5	0	1	125
				T5S	39,411	5	0	2	115	42,456	5	0	2	124	42,993	5	0	2	125
				T5M	39,311	5	0	4	115	42,349	5	0	4	123	42,885	5	0	4	125
				T5W	39,053	5	0	5	114	42,071	5	0	5	123	42,604	5	0	5	124
				BLC	31,043	3	0	4	91	33,442	3	0	4	97	33,865	3	0	4	99
				LCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73
				RCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73
100	1250	**P7**	398W	T1S	42,599	4	0	4	107	45,890	4	0	4	115	46,471	4	0	4	117
				T2S	42,553	4	0	5	107	45,842	4	0	5	115	46,422	4	0	5	117
				T2M	42,773	4	0	4	107	46,078	4	0	4	116	46,661	4	0	5	117
				T3S	41,423	4	0	5	104	44,624	4	0	5	112	45,189	4	0	5	114
				T3M	42,669	4	0	5	107	45,966	4	0	5	115	46,548	4	0	5	117
				T4M	41,742	4	0	5	105	44,967	4	0	5	113	45,537	4	0	5	114
				TFTM	42,643	4	0	5	107	45,938	4	0	5	115	46,519	4	0	5	117
				T5VS	44,350	5	0	1	111	47,777	5	0	1	120	48,381	5	0	1	122
				T5S	44,385	5	0	2	112	47,815	5	0	3	120	48,420	5	0	3	122
				T5M	44,273	5	0	4	111	47,695	5	0	4	120	48,298	5	0	4	121
				T5W	43,983	5	0	5	111	47,382	5	0	5	119	47,982	5	0	5	121
				BLC	34,962	3	0	4	88	37,664	3	0	5	95	38,140	3	0	5	96
				LCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71
				RCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71
100	1350	**P8**	448W	T1S	45,610	4	0	4	106	49,135	4	0	4	114	49,757	4	0	4	115
				T2S	45,562	4	0	5	106	49,083	4	0	5	114	49,704	4	0	5	115
				T2M	45,797	4	0	4	106	49,336	4	0	5	114	49,960	4	0	5	116
				T3S	44,352	4	0	5	103	47,779	4	0	5	111	48,384	4	0	5	112
				T3M	45,686	4	0	5	106	49,216	4	0	5	114	49,839	4	0	5	116
				T4M	44,693	4	0	5	104	48,147	4	0	5	112	48,756	4	0	5	113
				TFTM	45,657	4	0	5	106	49,186	4	0	5	114	49,808	4	0	5	116
				T5VS	47,485	5	0	1	110	51,155	5	0	1	119	51,802	5	0	1	120
				T5S	47,524	5	0	3	110	51,196	5	0	3	119	51,844	5	0	3	120
				T5M	47,404	5	0	4	110	51,067	5	0	5	118	51,713	5	0	5	120
				T5W	47,093	5	0	5	109	50,732	5	0	5	118	51,374	5	0	5	119
				BLC	37,434	3	0	5	87	40,326	3	0	5	94	40,837	3	0	5	95
				LCCO	27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71
				RCCO	27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
90	530	**P10**	156W	T1S	20,145	4	0	4	129	21,702	4	0	4	139	21,977	4	0	4	141
				T2S	20,029	4	0	4	128	21,577	4	0	4	138	21,850	4	0	4	140
				T2M	20,391	4	0	4	131	21,967	4	0	4	141	22,245	4	0	4	143
				T3S	19,719	4	0	4	126	21,242	4	0	4	136	21,511	4	0	4	138
				T3M	20,379	4	0	4	131	21,954	4	0	4	141	22,232	4	0	4	143
				T4M	19,995	4	0	4	128	21,540	4	0	4	138	21,812	5	0	5	140
				TFTM	20,511	4	0	4	131	22,096	5	0	5	142	22,376	5	0	5	143
				T5VS	20,655	4	0	1	132	22,251	4	0	1	143	22,533	4	0	1	144
				T5S	20,482	4	0	2	131	22,064	4	0	2	141	22,343	4	0	2	143
				T5M	20,477	5	0	3	131	22,059	5	0	3	141	22,338	5	0	3	143
				T5W	20,293	5	0	3	130	21,861	5	0	3	140	22,138	5	0	4	142
				BLC	16,846	4	0	4	108	18,148	4	0	4	116	18,378	4	0	4	118
				LCCO	12,032	2	0	3	77	12,961	2	0	3	83	13,125	2	0	3	84
				RCCO	12,016	4	0	4	77	12,944	4	0	4	83	13,108	4	0	4	84
90	700	**P11**	207W	T1S	25,518	4	0	4	123	27,490	4	0	4	133	27,837	4	0	4	134
				T2S	25,371	5	0	5	123	27,331	5	0	5	132	27,677	5	0	5	134
				T2M	25,829	4	0	4	125	27,825	4	0	4	134	28,177	4	0	4	136
				T3S	24,977	5	0	5	121	26,907	5	0	5	130	27,248	5	0	5	132
				T3M	25,814	5	0	5	125	27,809	5	0	5	134	28,161	5	0	5	136
				T4M	25,327	5	0	5	122	27,284	5	0	5	132	27,629	5	0	5	133
				TFTM	25,981	5	0	5	126	27,989	5	0	5	135	28,343	5	0	5	137
				T5VS	26,164	5	0	1	126	28,185	5	0	1	136	28,542	5	0	1	138
				T5S	25,943	4	0	2	125	27,948	5	0	2	135	28,302	5	0	2	137
				T5M	25,937	5	0	3	125	27,941	5	0	3	135	28,295	5	0	3	137
				T5W	25,704	5	0	4	124	27,691	5	0	4	134	28,041	5	0	4	135
				BLC	21,339	4	0	4	103	22,988	4	0	4	111	23,279	4	0	4	112
				LCCO	15,240	2	0	4	74	16,418	2	0	4	79	16,626	2	0	4	80
				RCCO	15,220	5	0	5	74	16,396	5	0	5	79	16,604	5	0	5	80
90	850	**P12**	254W	T1S	29,912	4	0	4	118	32,223	4	0	4	127	32,631	5	0	4	128
				T2S	29,740	5	0	5	117	32,038	5	0	5	126	32,443	5	0	5	128
				T2M	30,277	4	0	4	119	32,616	5	0	5	128	33,029	5	0	5	130
				T3S	29,278	5	0	5	115	31,540	5	0	5	124	31,940	5	0	5	126
				T3M	30,259	5	0	5	119	32,597	5	0	5	128	33,010	5	0	5	130
				T4M	29,688	5	0	5	117	31,982	5	0	5	126	32,387	5	0	5	128
				TFTM	30,455	5	0	5	120	32,808	5	0	5	129	33,224	5	0	5	131
				T5VS	30,669	5	0	1	121	33,039	5	0	1	130	33,457	5	0	1	132
				T5S	30,411	5	0	2	120	32,761	5	0	2	129	33,176	5	0	2	131
				T5M	30,404	5	0	3	120	32,753	5	0	4	129	33,168	5	0	4	131
				T5W	30,131	5	0	4	119	32,459	5	0	4	128	32,870	5	0	4	129
				BLC	25,013	4	0	4	98	26,946	4	0	4	106	27,287	4	0	4	107
				LCCO	17,865	2	0	4	70	19,245	2	0	4	76	19,489	2	0	4	77
				RCCO	17,841	5	0	5	70	19,220	5	0	5	76	19,463	5	0	5	77
90	1200	**P13**	344W	T1S	38,768	5	0	5	113	41,764	5	0	5	121	42,292	5	0	5	123
				T2S	38,545	5	0	5	112	41,523	5	0	5	121	42,049	5	0	5	122
				T2M	39,241	5	0	5	114	42,273	5	0	5	123	42,808	5	0	5	124
				T3S	37,947	5	0	5	110	40,879	5	0	5	119	41,396	5	0	5	120
				T3M	39,218	5	0	5	114	42,249	5	0	5	123	42,783	5	0	5	124
				T4M	38,478	5	0	5	112	41,451	5	0	5	120	41,976	5	0	5	122
				TFTM	39,472	5	0	5	115	42,522	5	0	5	124	43,060	5	0	5	125
				T5VS	39,749	5	0	1	116	42,821	5	0	1	124	43,363	5	0	1	126
				T5S	39,415	5	0	2	115	42,461	5	0	2	123	42,998	5	0	2	125
				T5M	39,405	5	0	4	115	42,450	5	0	4	123	42,988	5	0	4	125
				T5W	39,052	5	0	5	114	42,069	5	0	5	122	42,602	5	0	5	124
				BLC	32,419	5	0	5	94	34,925	5	0	5	102	35,367	5	0	5	103
				LCCO	23,154	3	0	5	67	24,943	3	0	5	73	25,259	3	0	5	73
				RCCO	23,124	5	0	5	67	24,910	5	0	5	72	25,226	5	0	5	73
90	1400	**P14**	405W	T1S	42,867	5	0	5	106	46,180	5	0	5	114	46,764	5	0	5	115
				T2S	42,621	5	0	5	105	45,914	5	0	5	113	46,495	5	0	5	115
				T2M	43,390	5	0	5	107	46,743	5	0	5	115	47,335	5	0	5	117
				T3S	41,959	5	0	5	104	45,201	5	0	5	112	45,773	5	0	5	113
				T3M	43,365	5	0	5	107	46,716	5	0	5	115	47,307	5	0	5	117
				T4M	42,547	5	0	5	105	45,834	5	0	5	113	46,414	5	0	5	115
				TFTM	43,646	5	0	5	108	47,018	5	0	5	116	47,614	5	0	5	118
				T5VS	43,952	5	0	1	109	47,349	5	0	1	117	47,948	5	0	1	118
				T5S	43,583	5	0	2	108	46,950	5	0	2	116	47,545	5	0	3	117
				T5M	43,572	5	0	4	108	46,939	5	0	4	116	47,533	5	0	4	117
				T5W	43,181	5	0	5	107	46,518	5	0	5	115	47,107	5	0	5	116
				BLC	35,847	5	0	5	89	38,617	5	0	5	95	39,106	5	0	5	97
				LCCO	25,602	3	0	5	63	27,580	3	0	5	68	27,930	3	0	5	69
				RCCO	25,569	5	0	5	63	27,544	5	0	5	68	27,893	5	0	5	69

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.1 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocontrol receptacle is available.

STANDARD CONTROLS
The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX2 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

LISTINGS
UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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ARTHUR G. SEYMOUR, JR.
(1945 - 2019)

of counsel
JASON T. MURPHY

August 10, 2021

Via hand delivery
& e-mail: selder@knoxvilletn.gov

City of Knoxville
Board of Zoning Appeals
City-County Building
400 Main Street, Suite 505
Knoxville, TN 37902

Re: Application 8-C-21-VA

Dear Board of Zoning Appeals:

I represent applicant Seefried Industrial Property ("Seefried") in the above-referenced application. Seefried is seeking a variance from (1) the blanket 20' light pole heigh limitation imposed by the City of Knoxville Zoning Ordinance ("Zoning Ordinance") to allow Seefried to instead construct 28' light poles in a new development, and (2) the blanket freestanding light pole luminaire cut off angle of 75 degrees to allow up to a 90-degree cut off angle. This application arises out of the redevelopment of the former Knoxville Center Mall (also known as East Towne Mall) property at 3001 Knoxville Center Drive, Knoxville, Tennessee 37924 (the "Property").

The Property was recently rezoned from C-R Regional Commercial to I-G General Industrial. Materials submitted in support of the rezoning request included the October 7, 2020 letter of Benjamin Mullins to Knoxville-Knox County Planning, which is attached hereto as **Exhibit 1**. As detailed in Mr. Mullins' letter, the Property had been suffering a decade of disinvestment and decline as a regional shopping center prior to the rezoning. (*See* Mr. Mullins' letter, page 5). During this time, hopes of reinvestment and development went unrealized. (*Id.*) The Property, being approximately 77.5 acres, presents a unique opportunity for repurpose and redevelopment as an e-commerce distribution center that would simply not be possible at other area industrial parks due to size limitations of other industrial parks. (*Id.* at 1, 5-8). Unlike prior hopes, redevelopment as an e-commerce distribution center has actualized into property improvements already underway. Demolition of the former mall structure is currently underway at the Property.

The instant variance application results from the actualized redevelopment efforts for the Property. The Property is currently being redeveloped into a warehouse building and related

facilities for a last-mile distribution center for e-commerce transactions. The new facility's operator has national design standards for similar facilities around the nation. These standards include a lighting plan utilizing 28' light poles as shown on the lighting plan attached hereto as **Exhibit 2**. The Zoning Ordinance sets forth a blanket height limitation of 20' for light poles in nonresidential districts. (Zoning Ordinance, Section 10.2(B)(5)). Accordingly, Seefried seeks a variance to permit the use of 28' light poles instead of 20' light poles. For the following reasons, the Zoning Ordinance entitles Seefried to such variance.

The Property's special circumstances justify the requested variance. The Property's sheer size (which would necessitate a significant amount of capital to redevelop) and location sets the Property apart from any other local parcel. These characteristics make it uniquely hospitable for a distribution facility, but they also render the Property unmarketable for other uses. Indeed, the decade-long period of disinvestment and disrepair preceding the current redevelopment efforts make this abundantly clear. As described further below, the requested variance is necessary to allow the Property's development as a distribution center, which is a permitted use under the Property's I-G General Industrial zoning classification. Otherwise, no other reasonable use of the Property is realistic.

The requested variance for an additional eight (8) feet in light pole height is the minimum adjustment necessary to allow the Property's use as a distribution center. Anticipated distribution vehicle traffic will include trucks in excess of thirteen (13) feet in height. (See Letter of Michael Bensh, P.E., attached hereto as **Exhibit 4**; Letter of Justin Kababik, P.E., attached hereto as **Exhibit 5**). Unfortunately, 20' poles will not provide sufficient elevation for the lights to properly distribute light in and around the anticipated vehicles. (*Id.*). It is not possible or practical to add more 20' poles to get the appropriate distribution of light on all sides of the anticipated vehicles. (*Id.*). If the site development was limited to 20' poles, roughly twice the number of light poles would be necessary at the site. (*Id.*). This would interfere with anticipated traffic design and would still provide lower-quality light distribution around the anticipated vehicles. (*Id.*). Doubling the number of light poles would also result in a significant increase in otherwise unnecessary energy use. (*Id.*). Thus, the designed 28' light poles are necessary for the Property's redevelopment. (*Id.*; *see also* Letter of David Mancuso, R.A., attached hereto as **Exhibit 6** and Letter of Jennifer Brown, attached hereto as **Exhibit 7**).

Allowing 28' light poles would have no adverse effect on adjacent properties. Many adjacent properties contain existing light poles that are up to 50' in height. Thus, even with the variance, the 28' foot light poles would be shorter than the prevailing light pole height in the area.

The Zoning Ordinance also sets forth a blanket freestanding light pole luminaire cut off angle of 75 degrees. (Zoning Ordinance, Section 10.2(B)(3)). The designed light poles that Seefried intends to use will be energy efficient LED lights as shown on the photometric lighting plan attached hereto as **Exhibit 3**. These particular lights are necessary to achieve adequate lighting but may also result in cut-off angles of up to 90 degrees. Seefried intends to equip the light fixtures with "BLC" (back-light control) and/or "external glare shield" to lower the cutoff

angles. (See Letter of Michael Bensh, P.E., attached hereto as **Exhibit 4**). However, Seefried still requests a variance allowing for a 90-degree cutoff angle in case BLC and external glare shields are unable to reduce the cutoff angle to 75 degrees or below. Regardless, the footcandle light level at abutting property lines will be one footcandle or less as required by Section 10.2(B)(1) of the Zoning Ordinance. (*Id.*).

This Board has previously granted variances from the 20-foot light pole height limitation and 75-degree light cut off angle limitation. Just last year, this Board did so at least twice. One variance allowed for 39' light poles and a 90-degree cut off (*see* September 2020 BZA minutes, attached hereto as **Exhibit 8**) and another involved 37' light poles and a 90-degree cut off (*see* December 2020 BZA minutes attached hereto as **Exhibit 9**). Accordingly, there is precedent for Seefried's request.

The following team members will be available to discuss the application in more detail and answer any questions at the upcoming hearing:

- Mike Bensh – Principal Electrical Engineer (See Mike Bensh resume/CV included as part of **Exhibit 4**).
    - Mike will be available to discuss the lighting plan and specifics of lighting levels and shadows, etc.
- Justin Kababik, P.E. – MEP Engineer of Record (See Justin Kabalik resume/CV included as part of **Exhibit 5**).
    - Justin will be available to discuss the project's engineering design.
- David Mancuso – Architect (See David Mancuso resume/CV included as part of **Exhibit 6**).
    - David will be available to discuss architectural questions.
- Jennifer Brown – Project Manager of Architecture (See Jennifer Brown resume/CV included as part of **Exhibit 7**).
    - Jennifer will be available to discuss questions relating to the project as a whole.

We look forward to discussing more at the upcoming hearing. For the reasons detailed in this letter and any other evidence presented at the hearing, we ask that the Board of Zoning Appeals grant Seefried's variance request.

Sincerely,

Richard E. Graves
FRANTZ, McCONNELL & SEYMOUR, LLP

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October 7, 2020

Knoxville-Knox County Planning
City-County Building
400 Main Street,Suite 403
Knoxville, TN 37902

Re: Agenda Item 21: 10-D-20 SP, 10-L-20 RZ, and 10-B-20-PA

Dear Commissioners:

I represent Hillwood Enterprises LP who have an option on a contract to purchase 3001 2915, 3027 & 2931 Knoxville Center Dr. These parcels, combining for approximately 77.5 acres, is formerly known collectively as "East Towne Mall." (the "Mall Property"). Your upcoming October 8, 2020 meeting will include our application for a Sector Plan Amendment from MU-RC (Mixed Use Regional Center) to LI Light Industrial; a One-Year Plan Amendment from MU-RC (Mixed Use Regional Center) to LI Light Industrial, and a Rezoning from C-R-2 (Regional Commercial) to I-G (General Industrial). Hillwood is in the process of obtaining 2970 Knoxville Center Dr (Parcel ID 059 02610) which is a smaller strip of property between the Mall Property and the Eastowne Village Apartments to the north (the "Strip Property").

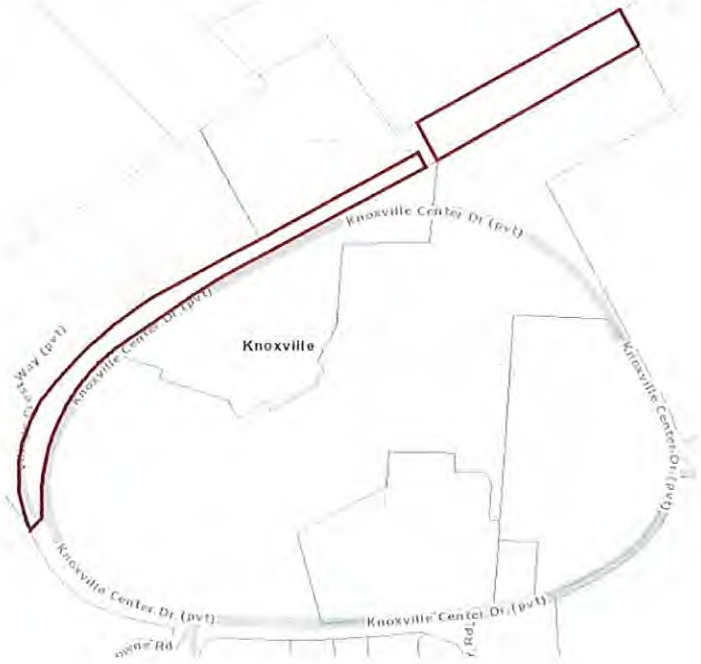


Exhibit 1

The Strip Property is not going to be rezoned and is intended to serve as an additional +/- 80 ft. of buffer and is currently populated with mature trees to maintain a natural landscaping screen and buffer from the residential zone to the apartments.

Background on Hillwood Enterprises LP

Hillwood Enterprises was founded by Ross Perot, Jr. in 1988 and is one of the leading independent real estate development firms in the U.S., U.K. and Europe with a proven history of delivering long-term results for customers, partners and investors. Hillwood has a track record of building long-term relationships with industries, municipalities, partners and communities that are essential to success. Hillwood has developed numerous sites, including dilapidated mall sites, for E-Commerce and Fulfillment Centers across the nation including similar centers for FedEx, Lowe's, The Home Depot, Wal-Mart, Amazon and home décor e-commerce retailer Wayfair. This development is not a speculative build; it is intended with a specific client in mind to occupy and operate an E-Commerce and Fulfillment Center.

Why the I-G Zone?

Under the City's Zoning Ordinance, the only use that would accommodate an e-fulfillment and distribution center is "Warehousing and Distributing." "Warehousing and Distributing" is defined as "An enclosed facility for the storage and distribution of manufactured products, supplies, and/or equipment." This use is only allowed as a "Permitted Use" in the I-MU, I-RD, I-G, and I-H zones. The City Zoning Ordinance does not provide that this use is subject to a subsequent Special Use review by the Commission. Once the zoning is in place, they will be working with City Engineering and Codes to ensure their site plan complies with the zoning ordinance and that any necessary design and impact issues comply with the City's current standards. These dimension and design standards have been recently updated and revamped by the City through the comprehensive review and reimaging of its zoning ordinance. It is by virtue of the more detailed standards that many uses that were allowed and reviewed as a "Use on Review" are now allowed as a Permitted Use in a given zone.

The I-G zone is the most appropriate zone for the specific plans of Hillwood and its client. The I-H zone is the most intensive industrial zone in the City and is unnecessary for the development. The two proposed buildings on site (estimated to be 280,000 sq. ft. and 110,000 sq. ft. respectively) will need to be greater than 50'. The height, fenestration design, and surface parking requirements exclude the I-MU from consideration. Both the I-RD and the I-G zone allow for buildings up to 90' (with additional step-backs of an additional 1' for every 2' in height over 50' from any required setback abutting a residential district lot line). However, the I-RD zone has more restrictive setbacks, including interior lot setbacks. The key area for setback is the rear adjacent to the apartments, and as noted above, we already have the additional +/- 80' buffer in that strip. The larger I-RD setbacks (including the interior lot lines between the 2 buildings) gives us less site plan flexibility and less room to separate potential truck traffic and loading areas away from the nearby apartments. The I-G zone gives us the most flexibility to develop this property in a manner that meets the needs of the client and to design the facility in a way that minimizes and mitigates potential off-property impacts.

The Other Uses in the I-G Zone:

Ms. Portier did an outstanding job comparing and contrasting the uses which are allowed in the I-G Zone that would not be allowed in the C-R-2 Zone or the other Industrial Zones. As she noted, there are only a handful of uses that this rezoning will theoretically make available to the Mall Property that are not already allowed.

The following uses allowed in the I-G zone but not in the C-R-2 Zone:

- Broadcasting Facility- With Antennae;
- Food Bank;
- Heliport;
- Industrial General;
- Marina;
- Research and Development;
- Storage Yard Outdoor;
- Vehicle Operation Facility;
- **Warehouse and Distribution;**
- Wholesale Establishment; and
- Wind Energy System.

The following uses are allowed in the IG zone that are not allowed in the I-RD Zone:

- Food Bank;
- Heavy Retail, Rental, and Service (**ALLOWED IN C-R-2);**
- Industrial Craft **(ALLOWED IN C-R-2);**
- Marina;
- Micro-Brewery,/Distillery/Winery (**ALLOWED IN C-R-2);**
- Public Works Facility (**ALLOWED IN C-R-2);**
- Self-Storage Facility (**ALLOWED IN C-R-2);**
- Self-Storage Outdoor (**ALLOWED IN C-R-2);**
- Storage Yard Outdoor;
- Storage Yard Outdoor (Secondary Use) (**ALLOWED IN C-R-2);** and
- Vehicle Operation Facility;

The difference between the I-RD and the uses allowed in either the I-G or the current C-R-2 are minimal. That said, we understand that since the City has removed the ability to impose conditions of the rezoning of the Property, and a Planning Because of this, and because of the concern that Hillwood may obtain the zoning, purchase the property, and then sell or develop something other than the promised E-Commerce Fulfillment and Distribution facility. To potentially alleviate this concern members of the community, including 4th District Councilwoman Lauren Rider have inquired about the possibility of deed restrictions for some of

the more intensive uses the zoning might allow but are not needed for our development. After consideration of these uses Hillwood is willing to restrict the uses further with a deed restriction. Given that, in conjunction with the I-G zoning, we are willing to deed restrict our uses to those that would also be allowed in C-R-2 plus:

- Warehouse and Distribution;
- Industrial-General: (which under the ordinance means research and development activities, and the manufacturing, compounding, processing, packaging, storage, assembly, and/or treatment of finished or semi-finished products from previously prepared materials, where such activities are conducted wholly within an enclosed building. A general industrial use may also include a showroom, accessory sales of products related to the items manufactured or stored on-site, and/or outdoor storage for materials related to processes on-site.);
- Research and Development: (A facility where research and development is conducted in industries that include, but are not limited to, biotechnology, pharmaceuticals, medical instrumentation or supplies, communication, and information technology, electronics and instrumentation, and computer hardware and software. A research and development establishment may create prototypes of products, but may not manufacture products for direct sale and distribution from the premises.

While, the initial use is warehouse, distribution, and fulfillment Hillwood is also looking at potential uses 20 years down the future. But more than this, an E-Commerce and Fulfillment Center may include compounding, processing, packaging, storage, assembly, and/or treatment of finished or semi-finished products from previously prepared materials, where such activities are conducted wholly within an enclosed building. As such, the general Industrial use is still a use that we would want available for the instant development.

Additionally, we are well aware of past rezoning of portions of this property that were conditioned on the promise of imminent development, such as the Planned Development for high-density multi-family dwelling units on a portion of the property that never came to fruition. With that in mind, Hillwood is willing to commit to not opposing a Planning Commission or City Council initiated rezoning of the property back to C-R-2 if the development of the property as a logistics, distribution, e-commerce or fulfillment center not occur under certain circumstances. Specifically, we will agree that:

- If we have not started work on the site within 24-months after the rezoning becomes final and unappealable; and
- If after that time period, the city proposes to rezone the property back to C-R-2; then
- Hillwood will agree not to object to the rezoning.

While this cannot be a condition of the rezoning it is a public commitment of our intent to proceed as we have planned if we are granted the necessary zoning, Sector, and One-Year Plan

amendments as set forth in our application. It is also a recognition of the City's and Planning Department's authority to commence and impose rezoning of the property on its own accord and over our objections.

Why This Property?

I understand that there is a desire for some for the Mall Property to be developed as an idyllic Town Center with community, commercial and residential uses all integrated in a single development. That has been discussed for the better part of 10 years when the mall began declining and losing all but its most financially secure anchor tenants. While the mall did not officially close until 2019, it had already started its descent into a cavernous and vacant shell. And while there may be something that might come along at some point in the uncertain future, recent indications are that any development of the Mall Property is going to need both a clear vision, and the present financial wherewithal to tackle the challenges of this site. Until then you have a mix of business that are doing well, like your big-box stores of Sam's, Walmart, and Lowes, and you have other business that have failed and repurposed into Church's and warehouse space. While someone may come around eventually, Hillwood is ready to invest in this area immediately. They intend to invest approximately $70 million into the acquisition and development of this site including any required improvements to the access and infrastructure.

As noted by the Knoxville News Sentinel's September 23, 2020 article on this proposed project, it is a growing trend to repurpose dilapidated and potentially blighted mall properties into E-commerce and Fulfillment Centers. Not only is this a commentary on the passing of a nostalgic trend of large central malls across the county (and not just in East Towne), but it illuminates the unique potential these sites offer to internet commerce. Companies like Wayfair and Amazon need to be centrally located in populated areas so that they may more easily distribute their products over our interstate network. They need large parcels of property that can be specifically designed and tailored to their use, they need existing infrastructure that can accommodate their use, and they need access to a qualified work force to conduct their business. We estimate that the development will offer full time employment for approximately 500 to 1000 local residents with skills ranging from drivers, fork-lift operators, and warehouse floor employees to logistics analysists, human resources and executives.

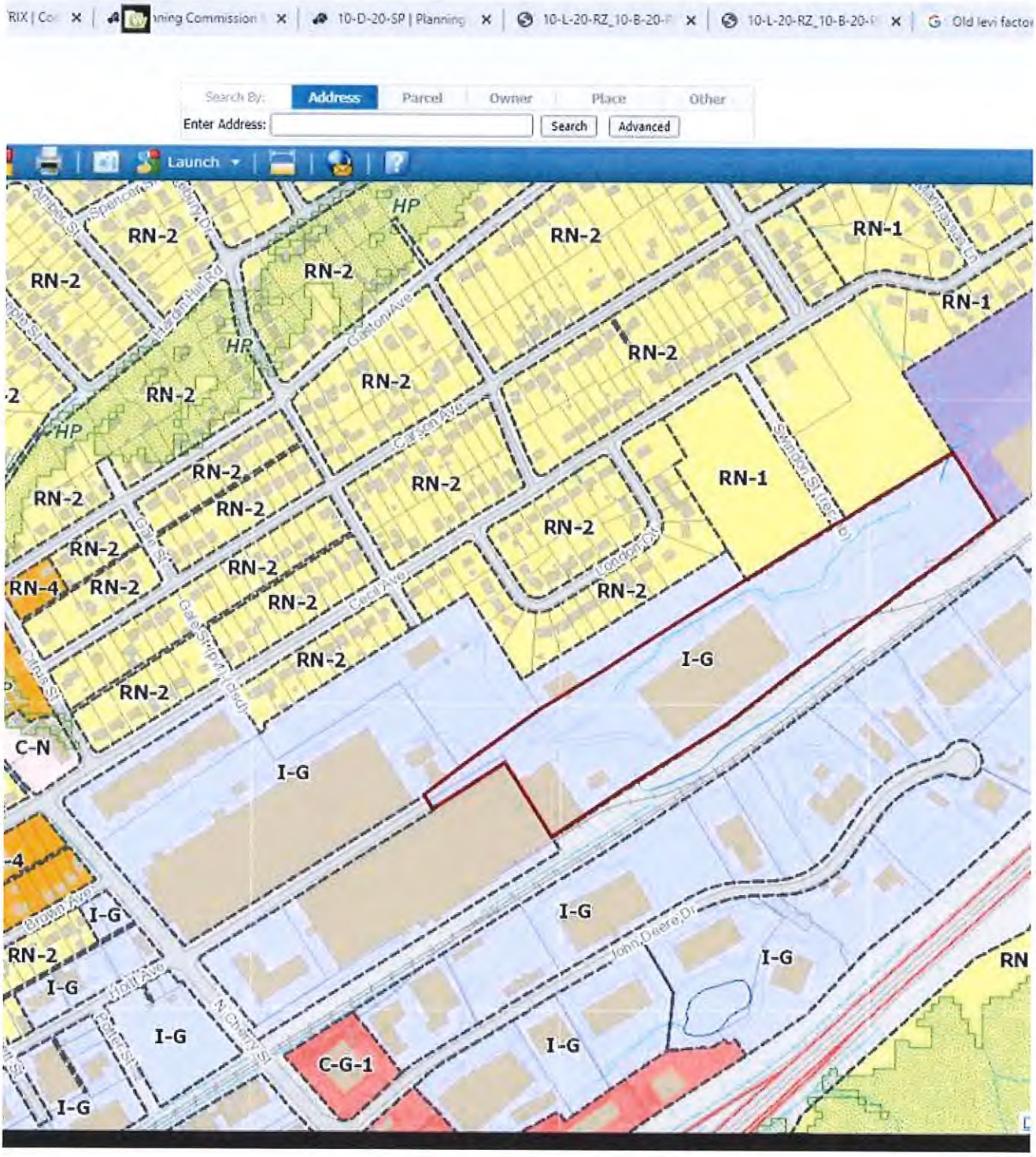
There have been a few comments that have suggested that we should look to existing industrial properties. Putting aside the issues noted above relating to the unique appropriateness of former mall properties for this use, the properties most often cited as alternate examples are simply not possible options. Specifically, we have been asked about the old Levi Strauss factory off Cherry Street, the Mullins Industrial Park, and Forks of the River. The reasons why they do not work are obvious. They are simply not large enough to accommodate our client's needs.

Mullins Warehouse:

http://warehousepark.com/ Leased space (not for sale and not build to suit). It is only 39.5 acres total which is too small to accommodate our needs even if the entirety of the site were available.

Old Levi Strauss Factory:

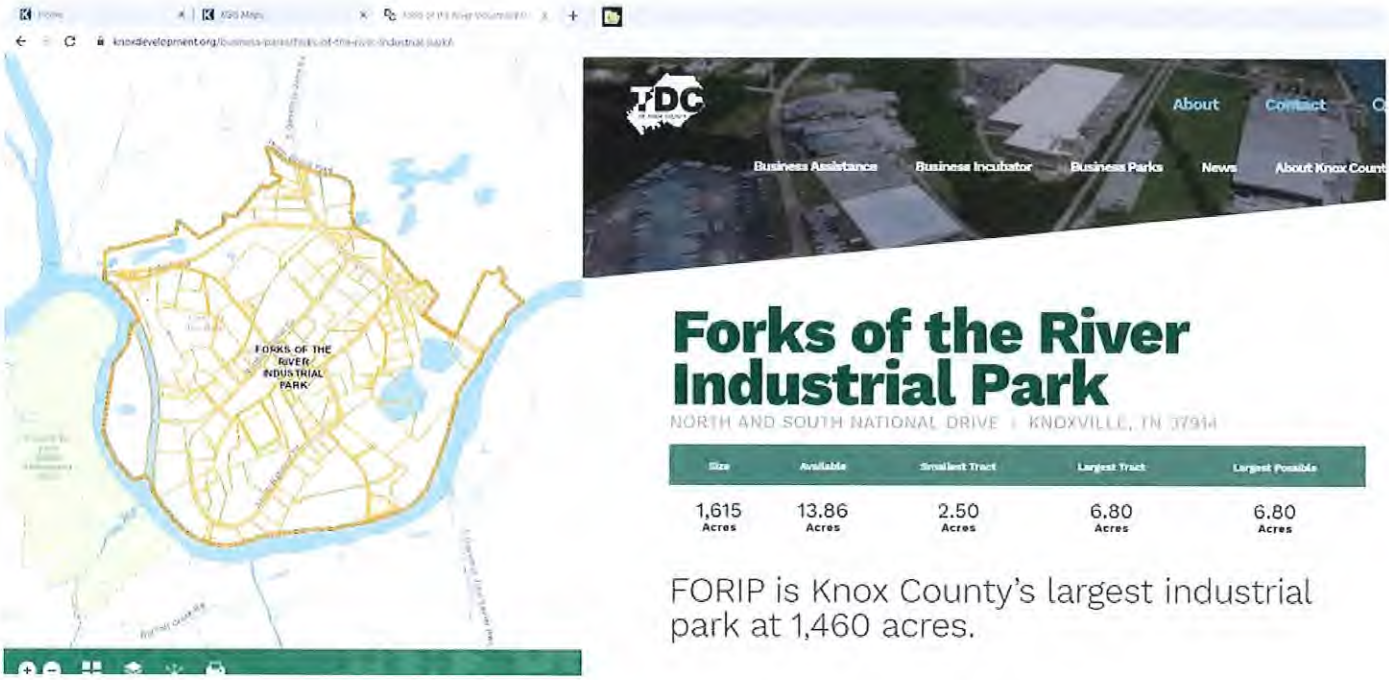
This is just east of Mullins Warehousing off of the Cherry Street property. Even if all the parcels are available, it is approximately 50 acres with an odd layout.



Forks of the River:

https://knoxdevelopment.org/business-parks/forks-of-the-river-industrial-park/

Forks of the River is mostly built out. Their website advertises that the largest possible tract is 6.8 acres with a total of 13.8 acres available.



Simply said, there is not another viable parcel of property in Knox County that meets our clients' size, design flexibility and geographical needs as does the Mall Property if it is rezoned to I-G.

What About Traffic?

We are aware of the ongoing reports of traffic especially at the I-640 North interchange, and Millertown Pike and the intersection of Kinzel Way. Our revised site plan was created to specifically take into account the congested traffic in this area (as described by Mr. Murphy in is October 6 e-mail to the Commission) and route the bulk of any tractor-trailer away from this intersection and onto North Mall Road.

While a traffic study is not required at the rezoning phase, we are in the process of studying 14 different intersections that could impact or impair the free flow of traffic to and from the Mall Property and are in conversations with TDOT and City Engineering about what improvements are possible and forthcoming to alleviate existing and anticipated traffic issues from our development.

We are also aware that certain traffic improvements have been promised for quite some time, but have been fulfilled. Mr. Murphy mentioned that TDOT has commissioned a project to improve the ramps on I-640 at Washington Pike and Millertown Pike that is delayed due to right-of-way acquisition. We are hopeful that an interest in repurposing and redeveloping the Mall Property will help spur that long-promised project into action and are having conversations to encourage these improvements, and we will do everything in our ability to encourage the appropriate officials to expedite these improvements and we are willing to contribute toward improvements that are necessary because of the impact our development. The reason for this is simple: An E-Commerce and Fulfillment Center can only function efficiently and profitably if there is a free flow of traffic to and from the facility. It does our client's business no good if its vehicles are gridlocked with other traffic in the area.

Engagement with Neighborhood:

Early on in this process, representatives from Hillwood reached out to not only City Administrators, Councilmembers, County Commissioners, the Knoxville Chamber of Commerce, and the County and City's Economic Development departments, but to representatives from the Alice Bell/Spring Hill Association, Town Hall East, Fountain City Town Hall, and the owners of the adjacent Apartments. We continue to communicate with these neighbors to address their questions and concerns with our development. Kevin Murphy with the Knox County Planning Alliance and Ronnie Collins with the Alice Bell/Spring Hill Neighborhood Association, in conjunction with the City of Knoxville's Office of Neighborhoods

organized a livestream zoom meeting where we could discuss our plans and answer questions. As a result of these meetings, and the ongoing conversations that stemmed from them, we have further refined and revised our initial concept plans in a way that help move traffic away from Millertown Pike and onto North Mall Road and moved the larger building (as noted above), and its loading areas further away from the adjacent apartments. Additional revisions are being considered to further address and mitigate concerns. While we cannot know exactly how the site will be laid out until we have had additional consultation and input from City Codes and Engineering. While in some ways we are working to design a site plan that works for our customer, but also helps keep trucks away from the apartment parcel, the current site plan is not final, and our goal is to continue to work and refine a plan that addresses the neighborhood concerns even through the 1st and 2nd Readings of City Council.

And while Mr. Brown's letter makes clear there are still concerns to be addressed, we will continue to keep open those lines of communication.

Noise:

We understand that noise will be a major concern, as noted in Mr. Brown's letter. As a preliminary matter, the City's zoning ordinance specifically contemplates I-G Zoning as a potential zone adjacent to residential neighborhoods as evidenced by the additional setback requirements based on the building height when abutting a residential district lot line. See Article 6.3 and Table 6.1 of the Knoxville Zoning Ordinance. Additionally, the City of Knoxville's ordinances also sets forth very specific noise standards that will be complied with during all phases of the development.

Specifically, Section 18.3.2 provides that no person shall cause, suffer, allow or permit sound from any source, when measured from the real property boundary of the source of the sound, is in excess of the following standards:

Residential use.

a. When the offending sound emanates from a residential use between the hours of 7:00 a.m. and 12:00 midnight, sound which has an C-weighted sound pressure level of 65 dB(C), or impulsive sound which has an C-weighted sound pressure level of 80 dB(C).

b. When the offending sound emanates from a residential use between the hours of 12:00 midnight and 7:00 a.m., sound which has an C-weighted sound pressure level of 60 dB(C), or impulsive sound which has an C-weighted sound pressure level of 80 dB(C).

Commercial use.

a. When the offending sound emanates from a commercial use between the hours of 7:00 a.m. and 12:00 midnight, sound which has an C-weighted sound pressure level of 80 dB(C), or impulsive sound which has an C-weighted sound pressure level of 80 dB(C).

b. When the offending sound emanates from a commercial use between the hours of 12:00 midnight and 7:00 a.m., sound which has an C-weighted sound pressure level of 75 dB(C), or impulsive sound which has an C-weighted sound pressure level of 80 dB(C).

(3)

Industrial use.

When the offending sound emanates from an industrial use, continuous or impulsive sound which has an C-weighted sound pressure level of 80 dB(C).

In context, the following chart has been relied upon by the City Parks to illustrate examples of these decibel ratings:

Presently, the C-R-2 allows the Mall Property to emanate 80 db(C) from 7:00am to 12:00 midnight and 75 db(C) from midnight to 7:00am to the property line. The Industrial zone would allow 80db(C) at the property line without limitation to the time of day. Hillwood is committed to meeting the **Residential** standard of 65/60 db(C). To accomplish this we are

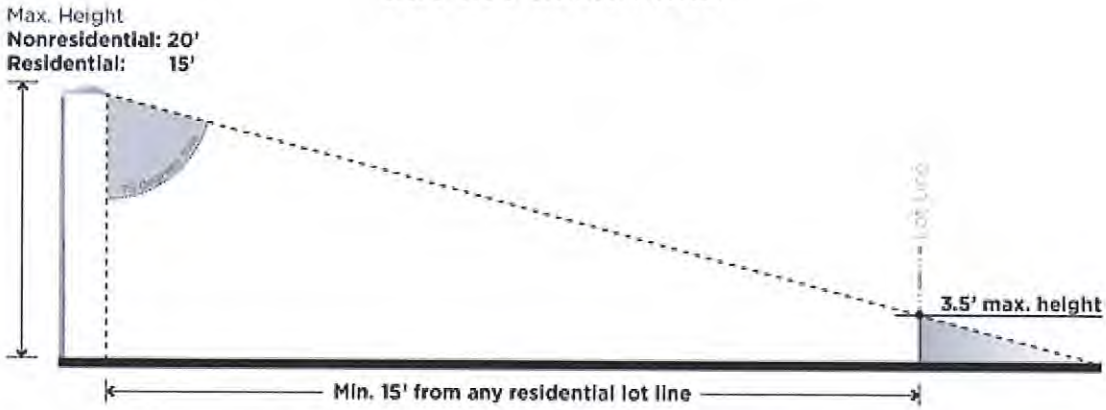
commissioning Sound Engineers to study our site plan, and will add additional landscaping, buffering, and sound walls as necessary. The "property line" would actually be measured at the end of the property to be re-zoned I-G and the additional Strip Property, with an additional 80 feet of hardwood vegetation, would further buffer the adjacent residential property from sound. We can represent that the we can and will address any sound impact on the adjacent parcels so that it will be non-invasive and not detract from their peaceful enjoyment of the property.

Light:

Section 10.2 of the Zoning Ordinance requires a lighting plan for all nonresidential uses.

1. For townhouse and multi-family dwellings and non-residential developments, the maximum allowable footcandle at any lot line is one footcandle.
2. All luminaires must be of the cut off luminaire design.
3. To be considered a cut off luminaire, the cut off angle must be 75 degrees or less. A cut off luminaire must be designed to completely shield the light source from an observer 3.5 feet above the ground at any point along an abutting lot line.
4. Any freestanding cut off luminaire must be located at least 15 feet from any residential district lot line.
5. The maximum total height of a freestanding cut off luminaire is 20 feet in a nonresidential district, and 15 feet in a residential district.
6. All outdoor luminaires must be adequately shielded.
7. Outdoor lighting fixtures closer to the lot line than the mounting height of the fixture, measured perpendicular to the lot line, adjacent to residential areas, must have internal house-side shields.
8. Flood or spot lamps must be aimed down no higher than 45 degrees to the horizontal (halfway between straight down and straight to the side) when the source is visible from any adjacent residential property.

CUT OFF LUMINAIRE



As with noise, we will have Hillwood will commission a photometric study to plan and address all lighting issues, and work with the City Codes and Engineering to meet the residential lighting standards for the zoning ordinance with no greater than one footcandle at the lot line.

Why Not Planned Development?

The Planned Development Process, outlined in Section 16.7 of the zoning ordinance can be a significant tool for unique properties that can offer a substantial community benefit. Unfortunately in this case it is not an option Hillwood can exercise. The Planned Development Process requires multiple public hearings before both the Planning Commission and the City Council. It is commonly estimated that this process can take at least 6 to 8 months to complete.

The Mall Property is an amalgamation of 4 separate parcels with 4 different owners: Millerton Pavilion LLC, Dillard Tennessee Operating LP, Belk Department Stores, LP, and TF Knoxville TN, LLC. Each property required a separate Purchase and Sale Agreement to be negotiated and agreed to, and because of the restraints of those separate agreements Hillwood was unable to secure enough time in these PSAs to allow us to explore the Planned Development Process.

Additionally, our client intends to be operational by March of 2022 with site permits secured for demolition by February 2021 and construction commencement by April 2021. As such, the Planned Development Process is not an option for this development.

Development Policies from the North City Sector Plan and General Plan:

This development serves many of the core Development Policies outlined in the North City Sector Plan, including:

- Increase the competitive position of Knoxville for the retention and attraction of business activities.
- Ensure that Knoxville and Knox County continues to offer the land, roads, utilities, work force, and business climate needed to support economic growth.

- Provide incentives for new industrial development.
- Capitalize on Knoxville and Knox County's business assets, skilled work force, easily accessible transportation network, educational incentives and excellent quality of life as marketing assets.
- Coordinate utility service extensions to attract new jobs to Knoxville & Knox County.
- Reserve an adequate supply of large sites for industrial growth.

It is for these reasons that this rezoning and development has the full support of the Knoxville Chamber of Commerce's Economic Development Team.

Conclusion:

Everyone recognizes the importance of the Mall Property to the community and to the City of Knoxville. Hillwood's investment in this community and the City will be substantial and turn vacant and deteriorating property into an active, attractive and productive property for the City. We will provide jobs and taxes for the community, not only when the operation is fully functional, but during the demolition and construction phase of the development. All of this will have a positive multiplying effect on the surrounding businesses, community and the City.

Hillwood is not only committed to investing in the Mall Property, but the Knoxville Community. We urge this Commission to follow staff's recommendation and approve the required Sector Plan and One Year Plan amendments and to provide the Knoxville City Council a positive recommendation of the rezoning application.

Please reach out to me directly if you have any questions or concerns prior to Thursday's meeting.

Sincerely,

Benjamin C. Mullins
FRANTZ, McCONNELL & SEYMOUR, LLP

BCM:erl

HILLWOOD
A PEROT COMPANY®

INVESTING IN COMMUNITIES

SEPTEMBER 2020

PREPARED FOR:

KNOXVILLE COMMUNITY

MEET HILLWOOD

Founded and privately held by Ross Perot, Jr. in 1988, Hillwood is one of the leading independent real estate development firms in the U.S., U.K., and Europe — with a proven history of delivering long-term results for customers, partners and investors.

THE HILLWOOD ADVANTAGE

MASTER-PLANNED EXPERTISE

Our breadth of experience and access to partners allow us to create far-reaching projects and opportunities.

DRIVEN BY INNOVATION

We take a pioneering approach to next generation technology and forward-thinking infrastructure that empowers exponential growth.

SOLUTIONS FOR COMPLEXITY

Our depth of capital and extensive expertise allow us to realize success in the most challenging and multifaceted of development opportunities.

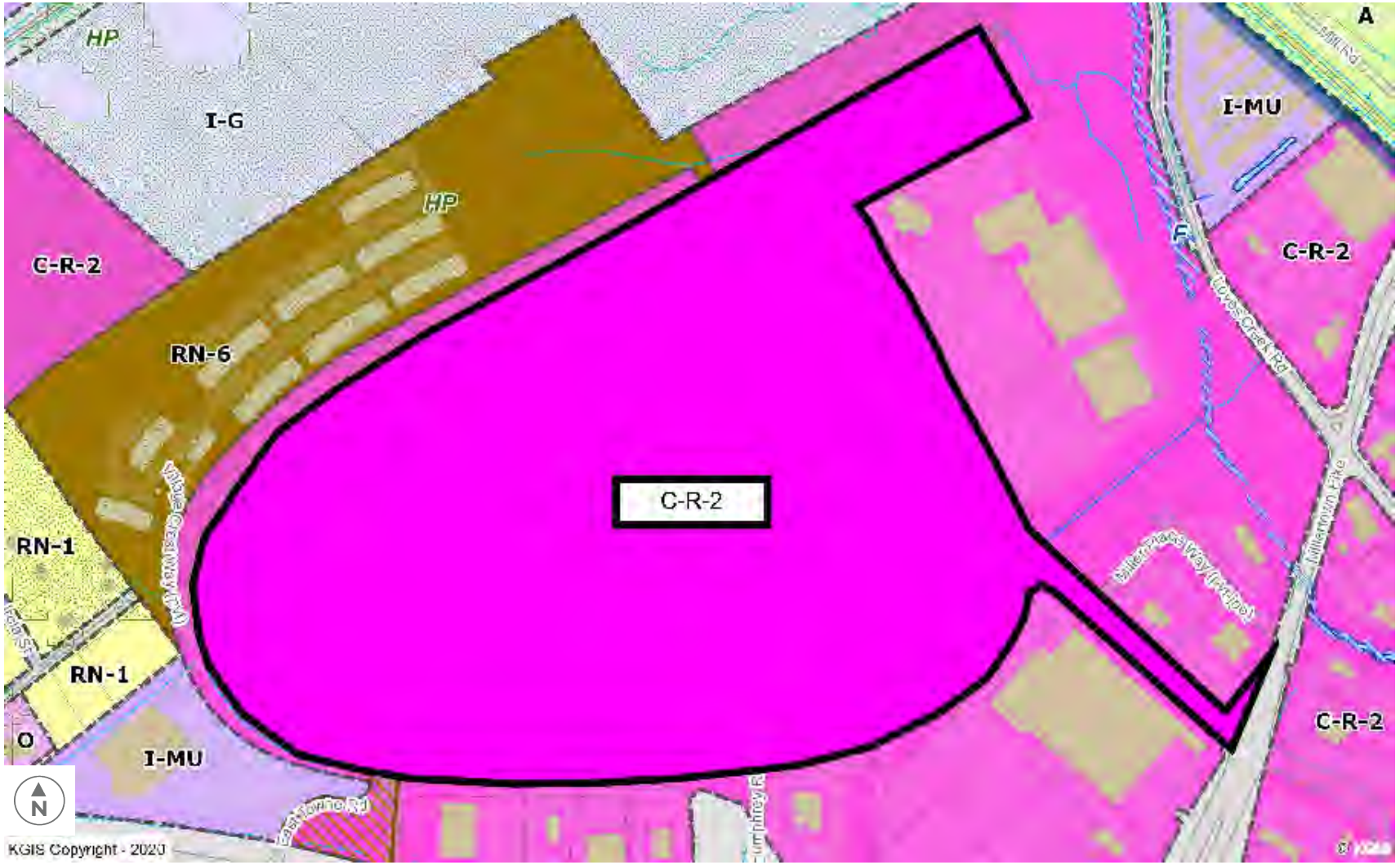
STRONG PARTNERSHIPS

We have a track record of building long-term relationships with industries, municipalities, partners and communities that are essential to success.

SMART RESOURCE MANAGEMENT

Our insightful understanding of land values, natural resources and energy opportunities fuel economic development and power the path of progress.

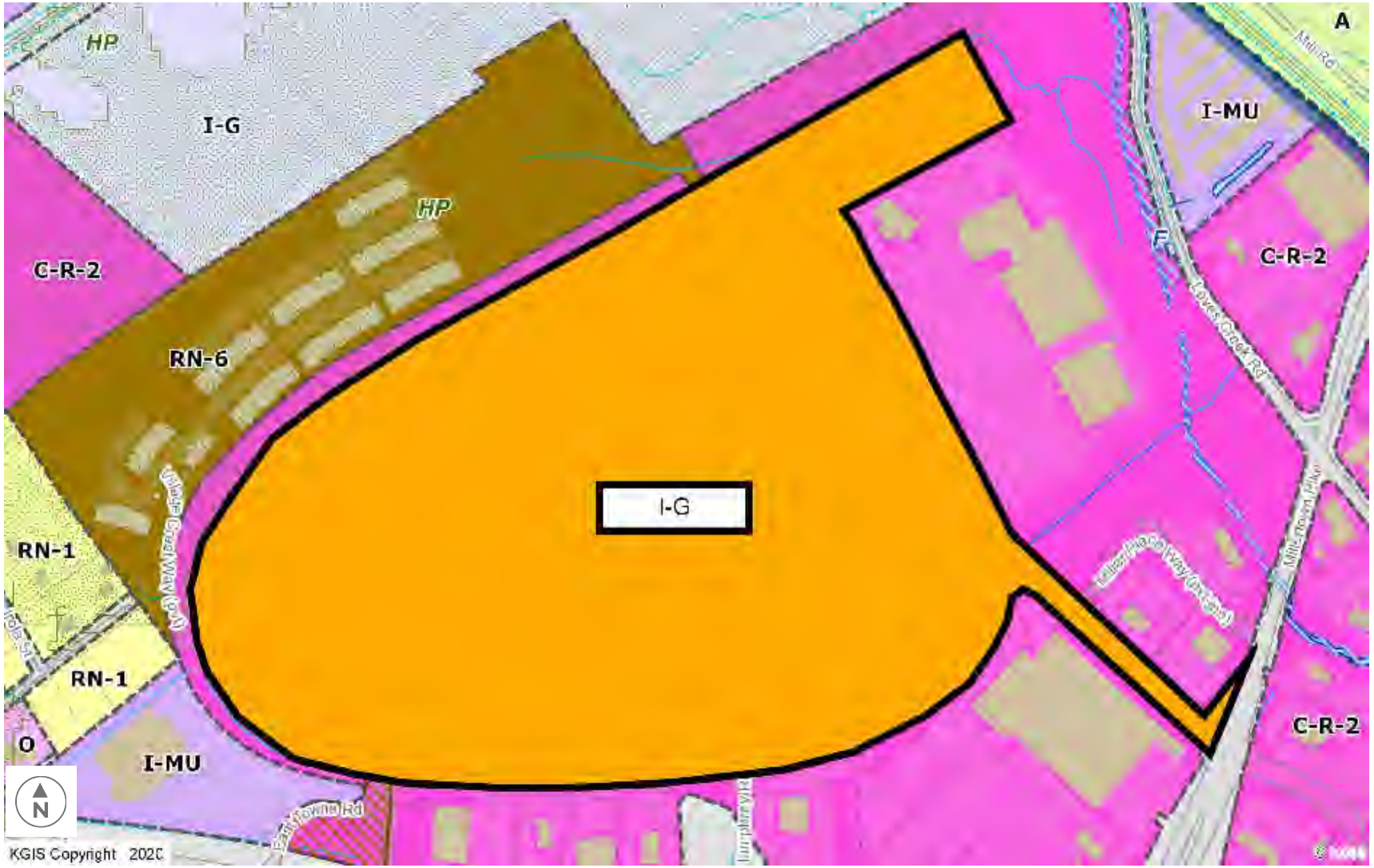
CURRENT ZONING



CURRENT CONDITIONS

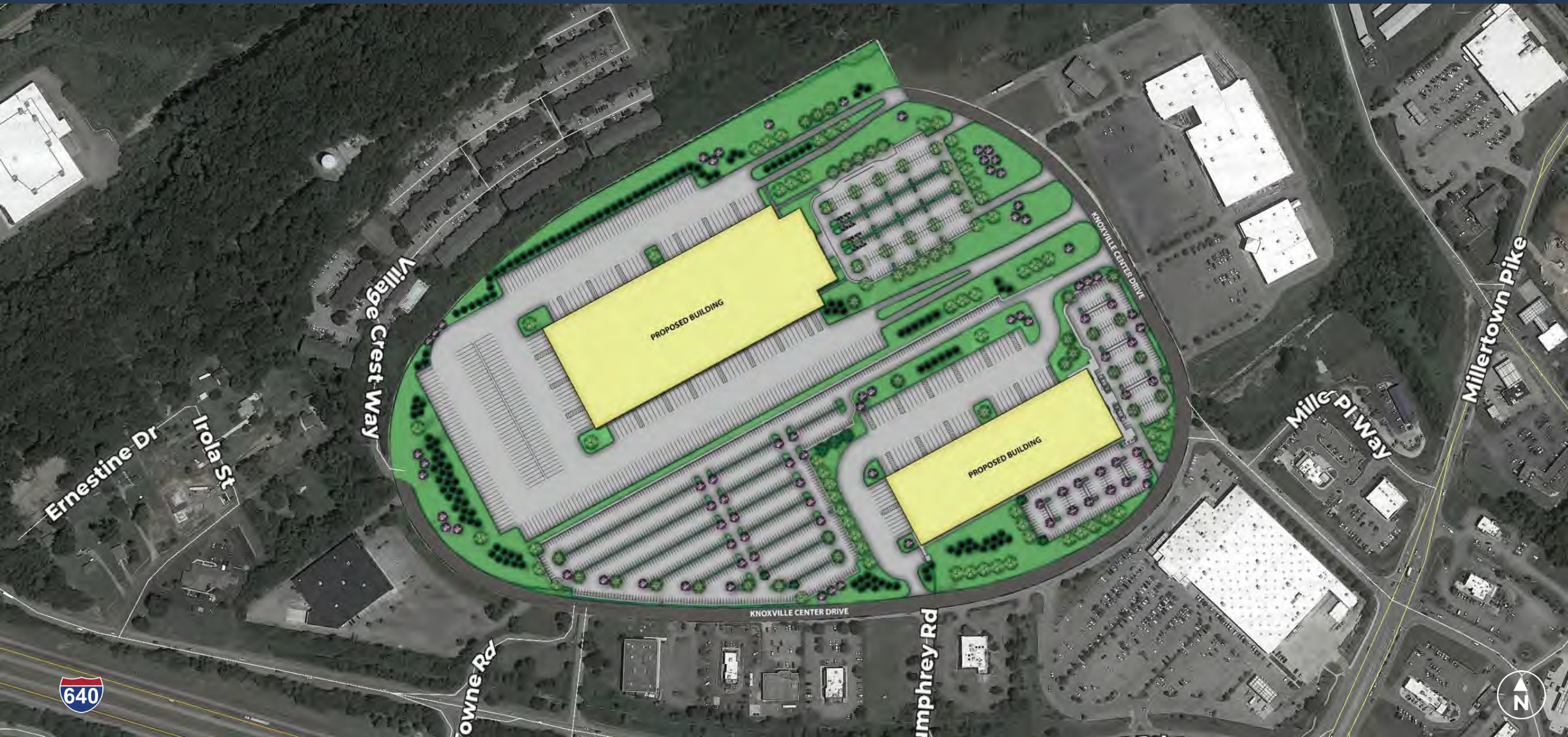
CURRENT CONDITIONS

PROPOSED ZONING



PRELIMINARY SITE PLAN

PRELIMINARY SITE PLAN



AIRPORT BUSINESS PARK

NASHVILLE, TN
622,830 SF

FAYETTE TRADE CENTER

MEMPHIS, TN
630,810 SF

WAYFAIR BTS

JACKSONVILLE, FL
1,012,567 SF

PROJECT SCHEDULE

EVENT	DATE
Zoning application date	August 24, 2020
Final zoning approval (final city council meeting)	December 2020
Site permit	February 2021
Demolition	February 2021
Construction start	April 2021
Construction completion	March 2022

STUDIES

Sound

Photometric

Traffic

INTERSECTION STUDY

FOR ADDITIONAL QUESTIONS, PLEASE CONTACT:

BENJAMIN C. MULLINS

550 West Main Street, Suite 500

P.O. Box 39

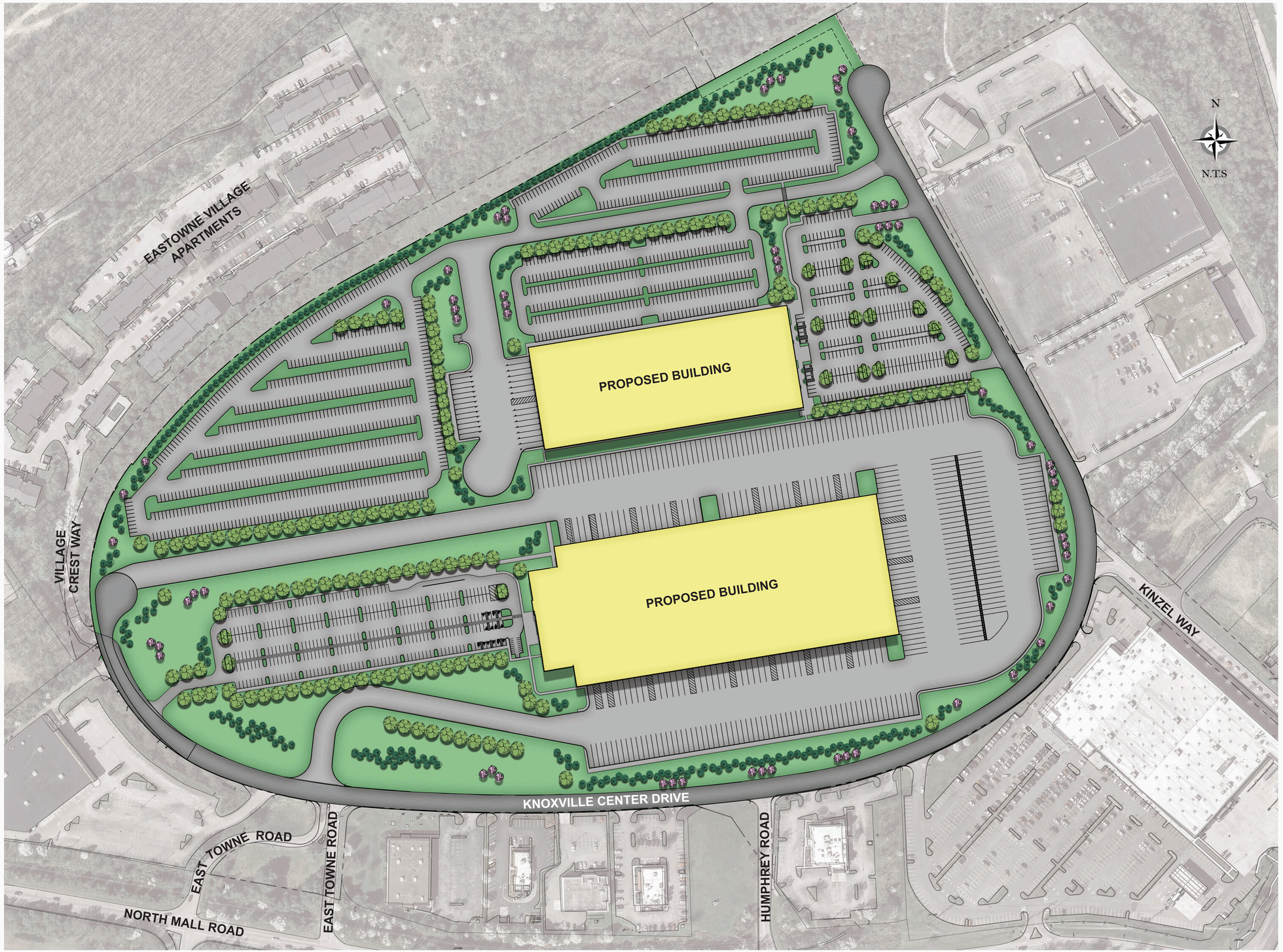
Knoxville, Tennessee 37901

865 546 9321 (o) | 865 637 5249 (f)

bmullins@fmsllp.com

FRANTZ MCCONNELL & SEYMOUR LLP FMS

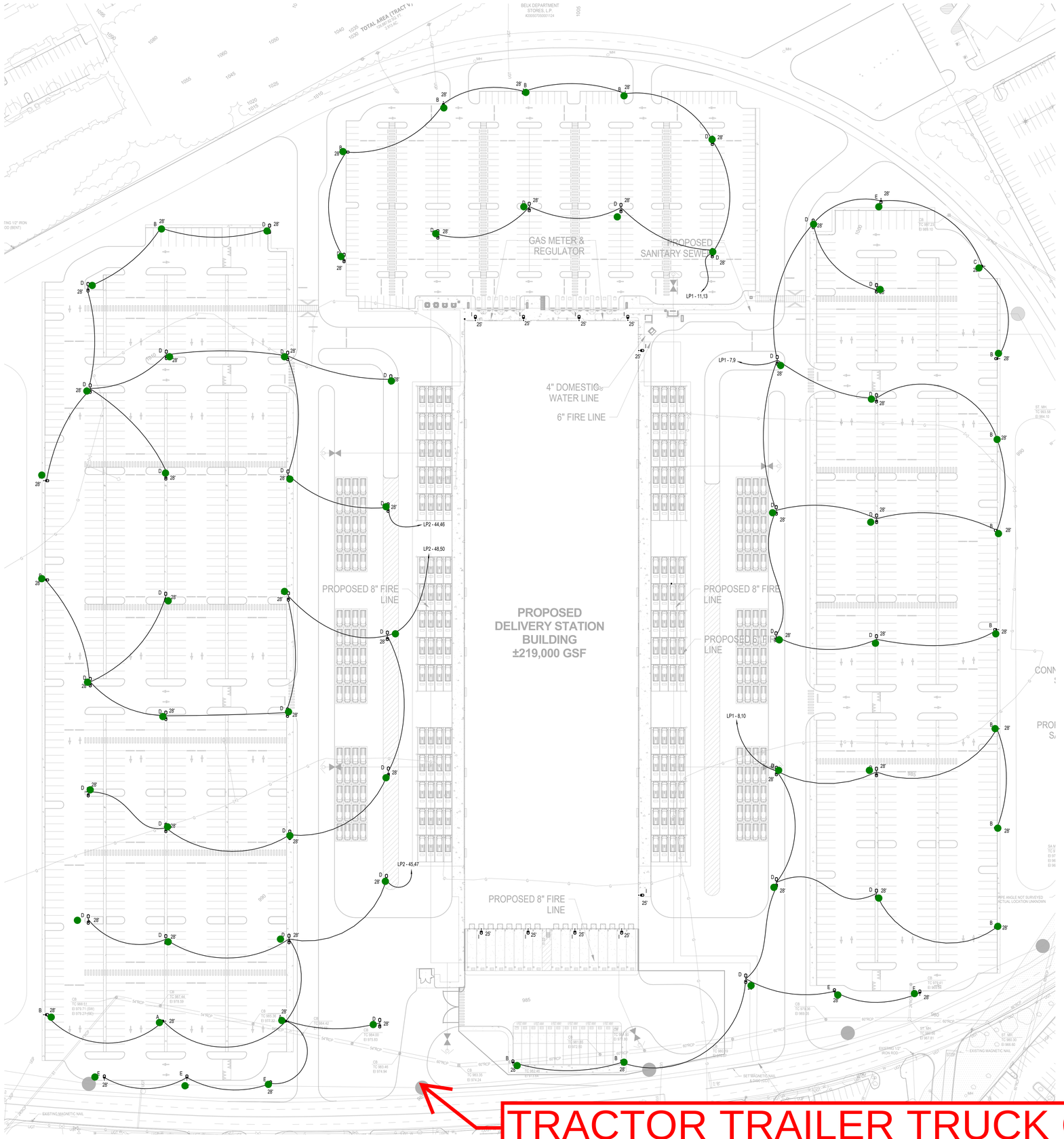
HILLWOOD



HILLWOOD
A PEROT COMPANY®

PROJECT MALIBU - KOXVILLE CENTER DRIVE
KNOXVILLE, TN
SEPTEMBER 30, 2020

CANNON & CANNON INC



1 ELECTRICAL SITE LIGHTING PLAN
1" = 60'-0"

SITE ELECTRICAL GENERAL NOTES:

(NOT ALL NOTES APPLY TO THIS DRAWING)

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL REQUIREMENTS OF ANY LOCAL APPLICABLE CODES OR ORDINANCES, PUBLIC UTILITY COMPANY REGULATIONS, STATE CODE, AND NATIONAL ELECTRICAL CODE WITH INTERIM AMENDMENTS THERETO.
2. ALL MATERIALS SHALL CONFORM TO THE LATEST ISSUE OF ALL APPLICABLE STANDARDS AS ESTABLISHED BY EEI, NEMA, ASTM, IPCEA, NATIONAL BOARD OF FIRE UNDERWRITERS & UNDERWRITERS LABORATORIES INC.
3. CONTRACTOR SHALL LEAVE ENTIRE ELECTRICAL SYSTEM INSTALLED BY THE CONTRACTOR IN PROPER WORKING CONDITION AND REPLACE WITHOUT ADDITIONAL CHARGE ALL WORK OR MATERIALS WHICH MAY DEVELOP DEFECTS WITHIN A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE BY THE ENGINEER.
4. ALL EQUIPMENT SHALL BE GROUNDED AND BONDED IN ACCORDANCE TO NEC.
5. REFER TO DWG E0.01 FOR GENERAL NOTES, ABBREVIATIONS AND SYMBOL LEGEND.
6. REFER TO WAREHOUSE SPACE POWER PLANS FOR PANEL LOCATIONS AND ADDITIONAL INFORMATION.
7. REFER TO ONE LINE DIAGRAMS DWG. E5.01 FOR ADDITIONAL INFORMATION.
8. MAXIMUM DISTANCE BETWEEN TRANSFORMER VAULT AND/OR PRIMARY ENCLOSURE SHALL BE 500-FEET. FIELD COORDINATE EXACT LOCATION.
9. ALL SITE ELECTRICAL EQUIPMENT LOCATIONS SHALL BE COORDINATED WITH THE CIVIL DRAWINGS. LOCATIONS SHOWN HERE ARE FOR REFERENCE ONLY.
10. FURNISH AND INSTALL PROTECTIVE BOLLARDS AS REQUIRED. COORDINATED WITH THE CIVIL DRAWINGS.
11. FOR ADDITIONAL BUILDING MOUNTED EMERGENCY EGRESS LIGHTING, ENTRY CANOPY LIGHTING, VAN LOAD OUT CANOPY AND ASSOCIATED WIRING INFORMATION REFER TO LIGHTING FLOOR PLANS.

SITE ELECTRICAL KEY NOTES:

(NOT ALL KEY NOTES APPLY TO THIS DRAWING)

1. NEW UTILITY PAD-MOUNTED TRANSFORMER (BY UTILITY COMPANY), TRANSFORMER PAD (BY ELECTRICAL CONTRACTOR). FURNISH AND INSTALL TRANSFORMER PAD AND PROTECTIVE BOLLARDS PER LOCAL UTILITY COMPANY REQUIREMENTS. COORDINATE EXACT TRANSFORMER LOCATION WITH CIVIL ENGINEER. REFER TO ONE-LINE POWER RISER DIAGRAM FOR ADDITIONAL INFORMATION.
2. ROLL-UP GENERATOR QUICK CONNECT DOCKING STATION. COORDINATE FINAL LOCATION WITH TENANTS REPRESENTATIVE PRIOR TO ROUGH-IN. REFER TO ONE-LINE POWER RISER DIAGRAM FOR ADDITIONAL INFORMATION.
3. NEW UNDERGROUND UTILITY COMPANY PRIMARY SERVICE CONDUITS. COORDINATE PRIMARY CONDUITS INSTALLATION WITH CIVIL ENGINEER. COORDINATE EXACT PRIMARY SERVICE CONDUIT ROUTING WITH CIVIL ENGINEER.
4. NEW SECONDARY SERVICE CONDUITS. COORDINATE INSTALLATION OF SECONDARY CONDUITS WITH THE UTILITY COMPANY. REFER TO ONE-LINE POWER RISER DIAGRAM FOR ADDITIONAL INFORMATION.
5. NEW ROLL-UP GENERATOR CONDUITS. REFER TO ONE-LINE POWER RISER DIAGRAM FOR ADDITIONAL INFORMATION.
6. (4) 4" SCHEDULE 80 PVC CONDUITS FROM LOCAL TEL/COM PROVIDER SERVICE. COORDINATE EXACT CONDUIT ROUTING AND ADDITIONAL REQUIREMENTS WITH LOCAL TEL/COM PROVIDER AND CIVIL ENGINEER. REFER TO DRAWING E1.02 UTILITY ROOM POWER PART PLAN FOR TEL/COM CONDUIT TERMINATIONS LOCATION AND ADDITIONAL REQUIREMENTS.
7. COORDINATE PRIMARY ELECTRICAL SERVICE CONNECTION, FINAL LOCATION POINT AND ADDITIONAL REQUIREMENTS WITH LOCAL UTILITY COMPANY. COORDINATE TEL/COM SERVICE CONNECTION, FINAL LOCATION POINT AND ADDITIONAL REQUIREMENTS WITH LOCAL TEL/COM SERVICE PROVIDER. COORDINATE FINAL CONDUIT ROUTING WITH CIVIL ENGINEER.
8. COORDINATE EXACT EXTERIOR PYLON SIGN POWER CONNECTION REQUIREMENTS WITH SIGN MANUFACTURER AND INSTALLER. COORDINATE FINAL SIGN LOCATION WITH PROJECT CONSTRUCTION MANAGER

ORIGINAL DESIGN
28' LIGHT POLES

TRACTOR TRAILER TRUCK COURT

Exhibit 2

Architecture
Engineering
Environmental
Land Surveying
BL Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

PROJECT MALIBU
3001 KNOXVILLE CENTER DRIVE
KNOXVILLE, TN 37924

NO	DATE	DESCRIPTION

REVISIONS

Designed	BWB
Drawn:	KMO/TBM
Reviewed:	JJ
Scale:	1" = 60'-0"
Project No.	2001811
Date:	01/21/2021

Title:
SITE LIGHTING PLAN

Sheet No.
ES1.01

1/20/2021 4:17:07 PM

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency
	A	2	Lithonia Lighting	DSX2 LED P3 40K TSW	DSX2 LED P3 40K TSW MVOLT	LED	1	29142	1	0.9	217	100%
	B	17	Lithonia Lighting	DSX2 LED P4 40K TFTM	DSX2 LED P4 40K TFTM MVOLT	LED	1	33388	1	0.9	270	100%
	C	1	Lithonia Lighting	DSX2 LED P2 40K TFTM HS	DSX2 LED P2 40K TFTM MVOLT with houseside shield	LED	1	18779	1	0.9	185	100%
	D	43	Lithonia Lighting	DSX2 LED P2 40K TSW	DSX2 LED P2 40K TSW MVOLT	LED	1	24808	1	0.9	370	100%
	E	6	Lithonia Lighting	DSX2 LED P1 40K BLC	DSX2 LED P1 40K BLC MVOLT	LED	1	15538	1	0.9	140	100%
	F1	160	Lithonia Lighting	VCPG LED P5 40K T5R MVOLT PM NLTAIR2 PIR DNAXD	VCPG LED WITH P5 - PERFORMANCE PACKAGE, 4000K, T5R OPTIC TYPE	LED	1	10497	1	0.9	82.14	100%
	I	10	Lithonia Lighting	DSX1 LED P4 40K TFTM WBA DSXW2BBW	DSX1 LED P4 40K TFTM MVOLT	LED	1	14487	1	0.9	125	100%

Statistics

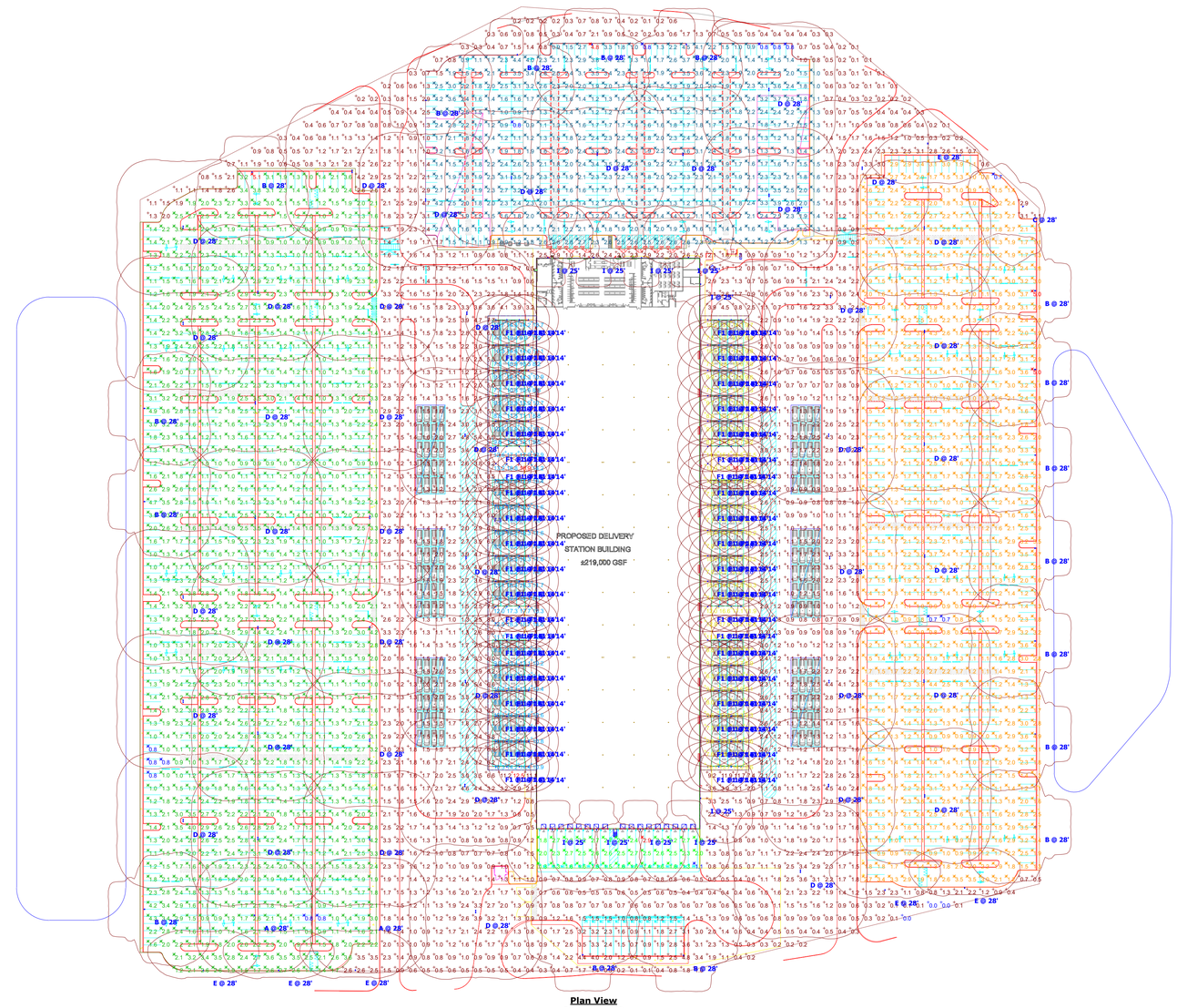
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CANOPY	+	11.0 fc	18.3 fc	6.6 fc	2.8:1	1.7:1
CANOPY	+	11.7 fc	18.9 fc	7.3 fc	2.6:1	1.6:1
LOADING DOCK	+	2.1 fc	2.9 fc	1.1 fc	2.6:1	1.9:1
PARKING LOT	+	1.8 fc	5.1 fc	0.8 fc	6.4:1	2.3:1
PARKING LOT	+	1.7 fc	5.0 fc	0.7 fc	7.1:1	2.4:1
PARKING LOT	+	2.0 fc	4.8 fc	0.8 fc	6.0:1	2.5:1
SITE	+	1.8 fc	12.5 fc	0.0 fc	N/A	N/A

Note

LIGHTING VENDOR INFORMATION:
GC TO CONTACT CITY LIGHTING PRODUCTS FOR ALL LIGHTING FIXTURE
AND LIGHTING CONTROLS INQUIRIES.

MANAGER/PJM: GARY MAGRENI, GMAGRENI@CITYLIGHTING.COM, 704-235-3134

PJM: DANA BECKHAM, DBECKHAM@CITYLIGHTING.COM, 704-235-3136



Plan View
Scale - 1" = 100ft

KNOXVILLE TN SITE LAYOUT

Designer
NS
Date
12/23/2020
Scale
Not to Scale
Drawing No.

Summary

Exhibit 3

Architecture
Engineering
Environmental
Land Surveying
Companies

An Employee-Owned Company

August 5, 2021

City of Knoxville
Board of Zoning Appeals
City-County Building
400 Main Street, Suite 505
Knoxville, TN 37902

Re: Application 8-C-21-VA

Dear Board of Zoning Appeals:

I am a principal electrical engineer working with our client, the applicant, Seefried Industrial Properties in the above-referenced application. My current resume/CV is attached to this letter. This letter is written to provide background into the site lighting design and the design criteria my team used to develop the layout.

As the site will be used by large tractor trailers with heights more than 13'-0", restricting the lighting design to 20'-0" poles will not provide sufficient elevation for the lights to properly distribute light in and around these obstacles. The client standard height of 28'-0" is used to limit the shadowing effect from the tractor trailers and reducing the fixture height below this will increase shadowing and raise concerns of security for the products and safety for their employees.

Further, it is not possible or practical to add more poles to the present design to get the appropriate foot-candle distribution of light on the site. If the site development is limited to 20'-0" poles, roughly twice the number of light poles would be necessary at the site. This would interfere with anticipated traffic design and possibly double the number of light poles, thus increasing the client's construction budget as well as operating costs due to significantly increased energy usage. Even with doubling the number of 20'-0" poles, the result would still be lower-quality light distribution around the anticipated vehicles.

Allowing 28'-0" light poles would have no adverse effect on adjacent properties. Many adjacent properties contain existing light poles in excess of 30-0" in height. Thus, even with the variance, the 28'-0" foot light poles would be shorter than the prevailing light pole height in the area.

Reviewing the photometrics of the layout with the 28'-0" poles:

- The perimeter is provided with single-head type "B", type "C", and type "E" LED light fixtures. These fixtures provide light forward with limited backlighting. Within 15-feet of the project outline, the readings are anticipated to be 1FC or less. Therefore, at the adjacent property lines, we will be less than the 1FC allowed by the statutes provide to us.

Exhibit 4

- During the submittal process, BL Companies will ensure that the fixtures are provided with “BLC” (back-light control) and/or “external glare shield” to lower the luminaire cutoff angle. However, even if the cut-off angle is 90 degrees, the footcandle light level at abutting property lines would still be 1FC or less.

This letter should be considered an endorsement and support of the proposed variance request. I feel it meets the spirit of the ordinance and will allow our project to coexist well with the surrounding properties.

Please let me know if you have any questions.

Sincerely,

BL Companies

Michael W. Bensh, PE
Principal Electrical Engineer

MICHAEL W. BENSH, PE

RESUME

PROJECT ROLE
Principal Electrical Engineer

EDUCATION
Master of Business Administration, University of Connecticut, 2000
Bachelor of Science - Electrical Engineering, New Jersey Institute of Technology, 1992

REGISTRATION
Professional Engineer: Arizona (Electrical), California (Electrical), Colorado, Delaware, Georgia, Iowa, Kansas, Maryland, Massachusetts (Electrical), Missouri, Nevada (Electrical), New Hampshire, New Jersey, North Carolina, Oklahoma, Rhode Island (Electrical), South Carolina, Tennessee, Texas, Vermont (Electrical)

SUMMARY OF QUALIFICATIONS

Michael Bensh has over 29-years of experience in electrical systems design for numerous building types including warehouses, office buildings, schools, self-storage facilities, hospitals, industrial facilities, retail properties, apartment buildings (dwelling units), manufacturing facilities, data centers, etc. Michael has expertise in all areas of building electrical design including: electrical service sizing/calculations; medium-voltage, pad-mounted distribution switches/fuses; radial-fed, medium-voltage primary, pad-mounted, liquid-cooled transformers; underground infrastructure and duct-bank systems; 480V and 208V, 3ph-4w electrical service-entrance switchboards (multiple services per building in many cases); life-safety and optional load stand-by systems including generator(s), ATS(s), and any required distribution panels; legally-required stand-by systems including generator(s), ATS(s), and motor control center(s) for smoke exhaust and stair pressurization systems; three-phase, central battery inverter systems for life-safety egress lighting; power distribution; hydrogen refueling stations for the forklifts (Class I, Division 2 areas); high-bay, LED lighting with photo-metrics calculations; electrical busway systems for HVAC units and other mechanical equipment power; receptacle and lighting branch circuitry; lighting controls incorporating day-light harvesting, occupancy sensors, and other energy efficient controls; MDF room power and grounding; lightning protection; material handling equipment power; voltage drop calculations for feeders and branch circuits; available short-circuit current calculations for all equipment; emergency egress lighting to meet NFPA 101 Life-Safety code requirements; grounding; fire alarm systems; other low-voltage systems/cabling; site lighting (parking lot, pathway, roadway, building accent), writing all required division 26 and 28 specifications; and construction administration support.

Prior to becoming a degreed engineer, Michael received extensive hands-on training working as an electrical contractor throughout the Northeast. This experience has provided him with the ability to visualize how buildings are constructed while in the design process, to help limit conflicts in the field and constructability issues.

As Principal Electrical Engineer at BL Companies, Michael's duties include: electrical power and lighting design; supporting HVAC and P/FP engineers; fire alarm design; proposal writing; specification writing; interview participation; construction administration; the supervision of engineers and designer's daily activities; and estimating.

RELEVANT EXPERIENCE

Confidential Client, Clay, New York
Served as Principal electrical engineer for the design of a 3,554,905 SF ground plus four levels warehouse/industrial building including AR robotics fields. The design included: electrical service sizing/calculations; four (4) new 480V, 3ph-4w, 4000A electrical services; 34.5kV loop around perimeter of the building supplying power from the medium-voltage metal-clad switchgear in a main-tie-main configuration to four (4) pad-mounted, liquid-filled transformers; underground infrastructure and duct-bank systems; power distribution throughout the facility; all new high-bay, LED lighting including mezzanine levels with photo-metrics calculations; lighting controls incorporating day-light harvesting, occupancy sensors, and other energy efficient controls; design of two (2) emergency generators – one (1) 275kW generator with motor controls centers, ATSs, etc. for legally-required standby smoke exhaust systems and one(1) 750kW generator with ATSs, etc. for life-safety and optional standby loads; multiple roof-top HVAC units; multiple "big-ass" fans throughout the interior of the facility; two(2) elevators; design of multiple office and remote breakroom areas; MDF room power and grounding; lightning protection design; coordinating power requirements for material handling equipment; etc. Project

responsibilities included all aspects of electrical engineering/design including voltage drop calculations and available short-circuit current calculations. Design services were completed in 2020. Firm of Record: BL Companies.

Confidential Client, Maspeth, New York
Served as Principal electrical engineer for the design of an 867,715 SF warehouse/industrial building including two (2) levels of warehouse, six (6) levels of parking garage, and preparation for future EV charging vehicles. The design included: electrical service sizing/calculations; three (3) new 480V, 3ph-4w, 2500A electrical services including breakers for future PV connections; design of two (2) emergency generators – one (1) 500kW generator with ATSs, etc. for life-safety, legally-required standby, and optional standby loads including an electric booster fire pump and one(1) 275kW generator with ATSs, etc. for Tenant telecommunication loads; power distribution throughout the facility; high-bay, LED lighting with photo-metrics calculations; lighting controls incorporating day-light harvesting, occupancy sensors, and other energy efficient controls; multiple roof-top HVAC units; design of an office "block" including large breakroom and conference rooms; three(3) elevators; MDF room power and grounding; coordinating power requirements for material handling equipment; provisions for 1000+ EV charging stations including in-slab conduits and coordinating locations for large distribution panels throughout the parking garage; etc. Project responsibilities included all aspects of electrical engineering/design including voltage drop calculations and available short-circuit current calculations. Design services were completed in 2020. Firm of Record: BL Companies.

FedEx Ground, Greenwood, Indiana
Served as senior electrical engineer for producing an electrical study for a legacy client. I developed a report which investigated the cost savings for distributing the four (4) main electrical services from one (1) centralized location to multiple areas around a +1,000,000 SF warehouse facility. The investigation focused on one (1) facility deemed to be the standard design layout and I provided cost estimating, voltage drop calculations, site excavation review, and coordinated the optimum location of switchboards and distribution panels within the facility, etc. I concluded there was a construction cost savings of over $3M per like building, if the recommendations were followed. The study was completed in 2017. Firm of Record: BL Companies.

Yale New Haven Hospital, New Haven, Connecticut
Electrical department head for three (3) projects: Operating Room (OR) and Post-Anesthesia Care Unit (PACU) renovations ($5 million project); Pediatric Intensive Care Unit (PICU) renovations, and Advanced Lung Disease at North Haven Clinic; and Outpatient building renovations. Design services were completed in 2015. Firm of Record: Fletcher Thompson.

St. Luke's Cornwall Hospital, Newburgh, New York
Served as electrical engineer and project manager for the re-design of the hospital's electrical infrastructure to replace failing electrical equipment. Three (3) 750kW generators were provided with paralleling gear and a new 4000A, double-ended switchboard with tie-breaker replaced the two existing services (480V and 208V). The design included: new electrical room for the main switchboards, multiple ATSs, and distribution panels; three (3) ATSs and three (3) distribution panels to distribute the correct power required by code (life-safety, critical, and equipment) to the existing hospital loads; coordinating with hospital facility personnel and the contractors to provide a plan of action limiting the shutdowns required to re-connect existing feeders, etc. Project responsibilities included all aspects of electrical engineering/design and project management. Design services were completed in 2013. Firm of Record: Fletcher Thompson.

Rutgers, New Brunswick, New Jersey
Served as electrical engineer for the design/construction of three (3) new residence buildings on the Livingston Campus, totaling 760,000 SF of new construction. The project included 'retail' type tenants on the ground floor of the buildings including: a diner; a bookstore; and several restaurants. Additionally, a 7,500 SF converter house was provided for heating and cooling loads to all buildings. The design included: power, lighting and low-voltage systems throughout the building; site lighting; support of HVAC and plumbing equipment; complete fire alarm system; stair pressurization system; three (3) new pad-mounted transformers; three (3) 3000A, 480V, 3ph-4w electrical services; a 500kW generator for each building; emergency egress lighting, etc. Project responsibilities included all aspects of electrical engineering/design. Design services were completed in 2010. Firm of Record: Fletcher Thompson.

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August 5, 2021

City of Knoxville
Board of Zoning Appeals
City-County Building
400 Main Street, Suite 505
Knoxville, TN 37902

Re: Application 8-C-21-VA

Dear Board of Zoning Appeals:

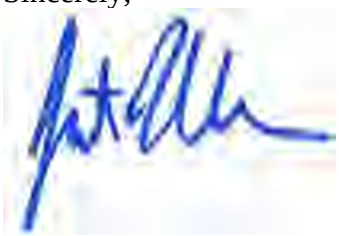
I am the MEP (mechanical, electrical, and plumbing) Engineer of Record, working with our client, the applicant, Seefried Industrial Properties ("Seefried") in the above-referenced application. I supervised, Michael Bensh, PE. the Sr. Electrical Engineer on the design of the site lighting for the referenced project.

In the appeal Seefried is seeking a variance from the blanket 20' light pole heigh limitation imposed by the City of Knoxville Zoning Ordinance ("Zoning Ordinance") to allow Seefried to instead construct 28' light poles in a new development, and (2) the blanket freestanding light pole luminaire cut off angle of 75 degrees to allow up to a 90-degree cut off angle. This application arises out of the redevelopment of the former Knoxville Center Mall (also known as East Towne Mall) property at 3001 Knoxville Center Drive, Knoxville, Tennessee 37924 (the "Property").

I have read Mr. Bensh's letter in support of the variance request, and I concur with his statements in the letter. This letter should be considered an endorsement and support of the proposed variance request. I feel it meets the spirit of the ordinance and will allow our project to coexist well with the surrounding properties.

Please find attached my current resume/CV.

Sincerely,



Justin S. Kababik, PE
TN License 120257
BL Companies

Exhibit 5

JUSTIN S. KABABIK, PE, LEED AP

RESUME

PROJECT ROLE
Director of MEP Engineering
Principal

EDUCATION
Bachelor of Science in Mechanical Engineering, Syracuse University, 1998

REGISTRATIONS
Professional Engineer: Alabama, Arizona, Arkansas, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maryland, Massachusetts, Michigan, Minnesota, Missouri, Montana, Mississippi, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Virginia, Washington, West Virginia, Wyoming, Wisconsin
Professional Engineer Canada: British Columbia, Alberta, Ontario
LEED Accredited Professional

SUMMARY OF QUALIFICATIONS

Justin has 22+ years of experience in HVAC/Mechanical Engineering. He has expertise in the areas of Telecommunications, Data Centers, Medical/Healthcare, K-12 Schools, Higher Education, Retail, Commercial, Warehousing and Research. As Senior Mechanical Engineer and Senior Project Manager at BL Companies, his responsibilities include providing clients with an energy-efficient, cost-effective design strategy utilizing strengths in energy modeling, various design concepts, cost estimating, equipment selection, coordination with other disciplines and construction administration while focusing on customer service and exceeding our clients' expectations.

RELEVANT EXPERIENCE

Confidential Client

Fulfillment Center, Milwaukee, Wisconsin
Served as the MEP Phase Manager and Senior Engineer on a new 4 story, 2,400,000-sf robotic fulfillment building. Coordinated the new HVAC, power, lighting, and plumbing systems with the design standards.

Sortation and Fulfillment Center, Grand Rapids, Michigan
Served as the MEP Phase Manager and Senior Engineer on a new robotic fulfillment building. The single-story building had multiple work platforms for a total of 2,400,000-sf of working space. Coordinated the new HVAC, power, lighting, and plumbing systems with the design standards and completed the design in less than 2 months.

Grocery Delivery Center, Philadelphia, Pennsylvania
Served as the MEP Phase Manager and Senior Engineer on the renovation of a 35,000-sf old factory into a new concept food delivery service. Modified the existing HVAC and electrical to work with 75+ reach in coolers/freezers, 5,000-sf of walk-in coolers, and to serve the food preparation areas.

Sortation Facility, Memphis, Tennessee
Served as the MEP Phase Manager and Senior Engineer on the tenant improvement of a 500,000-sf warehouse into a sortation building that is part of the Amazon shipping network. The fully conditioned building received new air rotation units, electrical service upgrades, and lighting.

T-Shirt printing facility, Salt Lake City, Utah
Served as Mechanical Engineer for the HVAC design. Project responsibilities included load calculations, coordinating with local codes, mechanical system design of entire building, and production of construction drawings and specifications. Firm of Record: BL Companies.

BTS Delivery Station + Garage, Maspeth, New York
Served as Mechanical Engineer for the HVAC design. Project responsibilities included load calculations, coordinating with local codes, mechanical system design of entire building, and production of construction drawings and specifications. Firm of Record: BL Companies.

Delivery Station, Etobicoke, Ontario

Served as senior electrical engineer for the design of a 4,319 Square-Meter warehouse/industrial building. The design included: electrical service sizing/calculations; providing a new 400A, 600V, 3ph-4w service disconnect replacing the existing service-entrance switchboard; all new power distribution throughout the facility; all new high-bay, LED lighting; design of a three-phase, central battery inverter system for life-safety egress lighting; multiple "big-ass" fans throughout the interior of the facility; design of an office "block" including large breakroom and conference rooms; MDF room power and grounding; coordinating power requirements for material handling equipment; etc. Project responsibilities included all aspects of electrical engineering/design including voltage drop calculations and available short-circuit current calculations. Design services were completed in 2019. Firm of Record: BL Companies.

Other Clients

FedEx Ground, New Distribution Hub, Allentown, Pennsylvania

Served as Senior Mechanical Engineer and Phase Manger on a new 1,000,000 SF distribution facility. The building systems consist of infrared heating for the unload/load areas, high volume-low velocity fans for cooling and desertification, and a large central exhaust system for air quality and temperature control. Extensive electrical distribution system serves the lighting, material handling equipment, and HVAC system. The building design established the standard prototype for the flex-hub style building.

FedEx Ground, New Distribution Hub, Middletown, Connecticut

Served as the MEP Phase Manager on a new 600,000+ SF distribution facility. The building systems consist of infrared heating for the unload/load areas, high volume-low velocity fans for cooling and desertification, and a large central exhaust system for air quality and temperature control. Extensive electrical distribution system serves the lighting, material handling equipment, and HVAC system.

Rite Aid, McKesson Distribution Facility, Delran, New Jersey

Served as the MEP Project Manager on the renovation of an industrial space into a pharmaceutical distribution facility. The client's temperature and humidity requirements will be achieved using packaged equipment to reduce cost. The electrical and plumbing systems are also being upgraded during the renovation. Construction was completed in 2016.

Jordan's Furniture, New Haven, Connecticut

Served as Project Manager and Senior Mechanical Engineer on a 200,000 SF retail and entertainment facility. Project included renovating the existing office space and print shop into a new retail facility. The scope included a new high efficiency boiler plant and controls. Designed an airflow system to work in the 60' tall entertainment area with a 2,400 SF water and light show. Completed in 2015.

Harlem Hebrew Language Academy Charter School Renovations and Additions, New York, New York

Serves as the MEP Project Manager of a project to renovate an old church school into a K-8 charter school in Manhattan. The 6-story building will be completely renovated with new technology and lighting for all the classrooms and spaces; new fire protection service with a fire pump; and new water and sanitary service. The building will be served by a Dedicated Outdoor Air System which will ventilate all the spaces. The space conditioning will be done by a Variable Refrigerant Flow system. Filing with the New York City Department of Buildings and coordinating utilities was included in the design.

West Bristol K-8 School, Bristol, Connecticut

Served as Project Manager and Senior Mechanical Engineer for a 150,000 SF, new K-8 school. The building was designed to be LEED Silver equivalent and achieved an energy cost budget score 55% better than code. This high-performance building utilizes 150 closed loop geothermal wells to serve a variety of high-performance equipment. Ventilation for the building is provided by roof mounted, water source Dedicated Outside Air systems. The classrooms are served by water cooled VRF units. The building is heated by a radiant floor system feed by water to water heat pumps. The building also incorporates a 90kw solar, photovoltaic array and solar hot water heaters. Building was completed in 2012.

University of Massachusetts, New Public Safety Building, Amherst, Massachusetts

Served as Senior Mechanical Engineer for a new 30,000 SF, LEED Gold, public safety building. Design included a 20-well geothermal exchange field serving distributed water source heat pumps and a central Dedicated Outside Air System. Design was completed 2010 and construction was completed in spring 2012.

Elm City Postmasters/NXTHVN
Served as the Project Manager and Senior Engineer on the renovation of a 35,000-sf abandoned factory into a 40,000-multiuse art building. The new building will have multiple artist studios, a gallery, a café, several apartments, a black box theater and a great hall. Worked with NYC based architects, Deborah Burke Partners on the project.

New Canaan Community YMCA, New Canaan, Connecticut
Served as Senior Mechanical Engineer and Project Manager for design of a new aquatic center for the heavily utilized YMCA. Design included energy saving measures to the existing to remain portions of the building and new systems for the renovated locker rooms and a new heating plant for a new 50,000 SF aquatic center. Aquatic center consists of a 12-lane competition pool, with spectator seating, spring boards and diving platforms, in addition to a recreational pool for leisure and therapy. Schematic design services were completed in 2012.

Northampton Police Station, Northampton, Massachusetts
Served as Senior Mechanical Engineer for a new 35,000 SF, LEED Gold, public safety building and public parking garage. Design included high efficiency air cooled chiller and boiler plant, energy recovery ventilation system serving the detention area, indoor firing range and a parking garage exhaust system. Design was completed 2009 and construction was completed in spring 2013.

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August 4, 2021

City of Knoxville
Board of Zoning Appeals
City-County Building
400 Main Street, Suite 505
Knoxville, TN 37902

Re: Application # 8-C-21-VA

Dear Board of Zoning Appeals:

I am a principal architect working with our client, the applicant, Seefried Industrial Properties ("Seefried") in the above-referenced application. Seefried is seeking a variance from (1) the blanket 20' light pole heigh limitation imposed by the City of Knoxville Zoning Ordinance ("Zoning Ordinance") to allow Seefried to instead construct 28' light poles in a new development, and (2) the blanket freestanding light pole luminaire cut off angle of 75 degrees to allow up to a 90-degree cut off angle. This application arises out of the redevelopment of the former Knoxville Center Mall (also known as East Towne Mall) property at 3001 Knoxville Center Drive, Knoxville, Tennessee 37924 (the "Property").

I am familiar with Mr. Mensh and and Mr. Kababik's roles in this project, and both are intimately familiar with the electrical and lighting plans for the project. As they state, the requested variances are necessary for the project at the Property to function as intended. This letter should be considered an endorsement and support of the proposed variance request. I feel it meets the spirit of the ordinance and will allow our project to coexist well with the surrounding properties.

Please find attached my current resume/CV.

Sincerely,

David Mancuso, RA
TN License 106976
BL Companies

Exhibit 6

DAVID MANCUSO, RA

RESUME

PROJECT ROLE
Principal Architect

EDUCATION
Hartford State Technical College

REGISTRATION
Registered Architect: Arkansas, Connecticut, Kentucky, Louisiana, North Carolina, Oklahoma, Pennsylvania, South Carolina, Tennessee, Texas, Virginia, Wisconsin

Notary Public: State of North Carolina

SUMMARY OF QUALIFICATIONS

David has over twenty-five years of experience in architectural design and project management. David has expertise in the areas of commercial and industrial design as well as multi-tenant retail design. David has expertise in providing detailed building code and life safety analysis. As Principal Project Architect at BL Companies, David has a proven track record taking multi-million dollar projects from initial client contact through construction closeout.

RELEVANT EXPERIENCE

Internet Retailer Last Mile Delivery Stations, Nationwide
Served as principal architect for over a dozen single story last mile delivery station facilities. Project responsibilities included supervising the completion the construction documents and confirming compliance with the tenants' prototypical design standards, coordinate with our in-house engineering team and work through construction with all team members to project completion and turnover to the tenant.

Internet Retailer Fulfillment Centers; LA, MI, TX, WI
Served as principal architect for several 2.7M SF multi story robotics fulfillment centers. Project responsibilities included working with the developer's team to; coordinate with the civil team for siting the building, supervising the completion the design drawings and specifications, coordinate with our in-house engineering team and work through construction with all team members to project completion.

Internet Retailer Sortation Centers; AZ, GA, TN
Served as project architect for sort and non-sort style fulfillment centers fit out into existing buildings ranging in size from 350,000 SF to 1M SF. Project responsibilities included working with the owner's team to; fit their program into the existing footprint, complete the design drawings and specifications, coordinate with our in-house engineering team and work through construction with all team members to project completion.

Wallingford Water and Sewer Operations Facility, Wallingford, Connecticut
Served as project architect for an addition to the existing facility. Project responsibilities included completing design drawings and specifications, coordinating all consultants and working through construction with the building committee and general contractor.

Multi-Tenant Retail Buildings, Throughout New England
Served as project architect for several new single story, multi-tenant retail building. Project responsibilities included completing design drawings and specifications and working through construction with the developer and general contractor. Design process was fast track with construction documents being completed in two to three weeks.

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August 5, 2021

City of Knoxville
Board of Zoning Appeals
City-County Building
400 Main Street, Suite 505
Knoxville, TN 37902

Re: Application 8-C-21-VA

Dear Board of Zoning Appeals:

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I am familiar with Mr. Mensh and and Mr. Kababik's roles in this project, and both are intimately familiar with the electrical and lighting plans for the project. As they state, the requested variances are necessary for the project at the Property to function as intended. This letter should be considered an endorsement and support of the proposed variance request. I feel it meets the spirit of the ordinance and will allow our project to coexist well with the surrounding properties.

Please find attached my current resume/CV.

Sincerely,

Jennifer Brown
BL Companies

Exhibit 7

JENNIFER BROWN, RA

RESUME

PROJECT ROLE
Senior Project Manager

EDUCATION
Syracuse University, Syracuse NY

REGISTRATION
New York, 2019, 042941

PROFESSIONAL MEMBERSHIPS
LEED. AIA and CoreNet pending.

SUMMARY OF QUALIFICATIONS

Jennifer Brown has more than 25 years of experience in delivering complex program requirements quickly and clearly in the areas of commercial, high-end residential, government and higher education. As a Senior Project Manager at BL Companies, Jennifer's responsibilities include planning, directing and monitoring all aspects of multi-disciplinary projects with a high degree of technical complexity. Utilizing her thorough understanding of building codes and approvals, Jennifer balances creative architectural design with working drawings and construction administration.

Jennifer has spent her time at BL working on last mile delivery stations and other warehouse facilities.

Additionally, Jennifer has experience in 5 states as it relates to design and permitting for Retail / Commercial facilities in the following key areas:

RELEVANT EXPERIENCE

Metro NY

- Various commercial offices; including place of assembly permitting, design and project architect
- Conference, hotel and amenities spaces; permitting, design and project architect
- International, governmental and municipal building design, permitting and project architect
- Driver Centers for nationwide rideshare company, design and project architect
- Various single family residential permitting and design, including Landmarks Preservation Commission applications
- Apartment buildings; zoning, design and construction administration

Metro NY

- The Durst Corporation Amenities, permitting, design and project architect
- Lyft Headquarters, permitting, design and project architect
- Various Lyft Driver's centers, design and construction
- 545 Madison Avenue Lobby, design
- Essence Magazine permitting, design and project architect
- New York Stock Exchange, design and permitting for assembly spaces
- Endeavor Offices, design and project architect
- Macquarie Bank Headquarters, permitting, design and project architect
- NY 911 Call Center, design and project architect
- FDNY Training Center, design and construction administration
- Chelsea Gardens apartments, zoning, design and construction administration
- Citigroup Corporate Retreat, Armonk, design and construction administration
- Riverside Drive, single family residential design, including Landmarks Preservation Commission applications
- Fifth Avenue, single family residential design, including Landmarks Preservation Commission applications
- East 79th Street, single family residential design, including Landmarks Preservation Commission applications
- United Nations Campus, design team

BL Companies

CITY OF KNOXVILLE

BOARD OF ZONING APPEALS

MINUTES

Rescheduled August Meeting
September 3, 2020

The City of Knoxville **Board of Zoning Appeals** considered the following petitions for variance of requirements of the Knoxville City Code, Appendix B, Zoning Regulations at their Rescheduled August Meeting held on September 3, 2020 meeting at 4:00 pm via the Zoom online meeting format.

This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 9-44-101, et seq.

An audio recording of the full BZA meeting can be accessed via the below link:

Knoxvilletn.gov/BZA Audio Minutes

CALL TO ORDER

Chairman Daniel Odle called the meeting to order at 4:01pm.

ROLL CALL

Board members present were Daniel Odle, David Dupree, Christina Bouler, Grant Rosenberg and Don Horton.

Others in attendance were Peter Ahrens, Building Official; Bryan Berry, Building Official; Joshua Frerichs, Stormwater Engineering; Christina Magrans, City Attorney; Amy Brooks, Knoxville-Knox County Planning Services Manager and Juliana LeClair, Board Secretary.

MINUTES

Chairman Daniel Odle made a motion to approve the July 16, 2020 Minutes. It was seconded by member David Dupree. The Board voted 5-0 to **APPROVE**.

Exhibit 8

SPECIAL BUSINESS

Christina Magrans stated that members of the Board must make a motion at the outset of the meeting to confirm that meeting by electronic means is necessary to protect the public health, safety and welfare of Tennesseans in light of the COVID 19 outbreak.

Member David Dupree made a motion to confirm the statement. It was seconded by member Grant Rosenberg. The Board voted 5-0 to **APPROVE**.

OLD BUSINESS

File: **6-I-20-VA** **Parcel ID:** 081KA008
Applicant: Benefield Richters – Amy Sherrill 5th Council District
Address: 2401 N. Central St.
Zoning: C-G-2 (General Commercial) Zoning District

Variance Request:
1) Reduce the minimum number of required parking spaces for an Arts and Fitness Studio use from 15 spaces to zero (Article 11.4 Table 11-2)

2) Reduce the minimum number of required parking spaces for an Above the Ground Floor Dwelling with (2) 2 bedroom units from 2 parking spaces to zero (Article 11.4 Table 11-2)

Per plan submitted for a Mixed-Use redevelopment of an existing 1910 2 story building in the C-G-2 (General Commercial) Zoning District.

Applicant Amy Sherrill was present and made a request to postpone to the September 17, 2020 meeting.

Chairman Daniel Odle made a motion to postpone to the September 17, 2020 meeting. It was seconded by member Don Horton. The Board voted 5-0 to **POSTPONE**.

NEW BUSINESS

File: **8-A-20-VA** **Parcel ID:** 107ME030
Applicant: William F. Andrews 2nd Council District
Address: 3819 Oakhurst Dr.
Zoning: RN-1 (Single-Family Residential Neighborhood) Zoning District

Variance Request:
Increase the maximum building coverage for a single accessory structure from 900 square feet to 982 square feet in a RN-1 zone (Article 10.3.A.6)

Per plan submitted to construct a two-story detached garage in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Applicant Bill Andrews was present and spoke to the application.

Chairman Daniel Odle made a motion to deny. It was seconded by member Grant Rosenberg. The Board voted 5-0 to **DENY**.

File: **8-B-20-VA** **Parcel ID:** 06806701
Applicant: Casey Tyree 3rd Council District
Address: 500 Callahan Dr.
Zoning: I-G (General Industrial) Zoning District

Variance Request:
1) Increase the maximum height of freestanding luminaires in a nonresidential zone from 20 feet to 39 feet to provide exterior lighting for tractor trailer staging in an I-G zone (Article 10.2.B.5)

2) Increase the cut off angle for a luminaire from 75 degrees or less to 90 degrees to provide exterior lighting for tractor trailer staging in an I-G zone (Article 10.2.B.3)

Per plan submitted to provide exterior lighting for tractor trailer staging in the I-G (General Industrial) Zoning District.

Applicant Casey Tyree was present and spoke to the application.

Member David Dupree made a motion to approve. It was seconded by Chairman Daniel Odle. The Board voted 5-0 to **APPROVE**.

ADJOURNMENT

The meeting adjourned at 4:58pm.

OTHER BUSINESS

The next BZA meeting is October 15, 2020.

CITY OF KNOXVILLE

BOARD OF ZONING APPEALS

MINUTES

December 17, 2020 Meeting

The City of Knoxville **Board of Zoning Appeals** considered the following petitions for variance of requirements of the Knoxville City Code, Appendix B, Zoning Regulations at their December 17, 2020 meeting at 4:00 pm via the Zoom online meeting format.

This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 9-44-101, et seq.

An audio recording of the full BZA meeting can be accessed via the below link:

Knoxvilletn.gov/BZA Audio Minutes

CALL TO ORDER

Chairman Daniel Odle called the meeting to order at 4:04pm.

ROLL CALL

Board members present were Daniel Odle, David Dupree, Christina Bouler, Grant Rosenberg and Don Horton.

Others in attendance were Peter Ahrens, Building Official; Bryan Berry, Building Official; Joshua Frerichs, Stormwater Engineering; Christina Magrans, City Attorney; Amy Brooks, Knoxville-Knox County Planning Services Manager and Juliana LeClair, Board Secretary.

SPECIAL MOTIONS

Member David Dupree made a motion to “confirm that conducting today’s meeting by electronic means is necessary to protect the public health, safety and welfare of Tennesseans in light of the COVID-19 outbreak”. It was seconded by member Don Horton. The Board voted 5-0 to **APPROVE**.

Exhibit 9

MINUTES

Member Don Horton made a motion to approve the Minutes from the November 19, 2020 meeting. It was seconded by Chairman Daniel Odle. The Board voted 4-0 to **APPROVE**. Chairman Daniel Odle abstained, as he was not present at the November meeting.

NEW BUSINESS

File: **11-A-20-VA** **Parcel ID:** 093KB00202
Applicant: Middlebrook Farm, LLC & Fiser, Inc. 6th Council District
Address: 4281 Middlebrook Farm Lane
Zoning: I-H (Heavy Industrial) Zoning District

Variance Request:

1) Increase the maximum total height for freestanding cut off luminaire in a nonresidential district from 20 feet to 37 feet (Article 10.2.B.5)

2) Increase the maximum cut off angle of a freestanding luminaire from 75 degrees to 90 degrees (Article 10.2.B.3)

Per plan submitted to construct two office/warehouse buildings in the I-H (Heavy Industrial) Zoning District.

Applicant representative Larry Headla was present and spoke to the application.

Kevin Murphy with Scenic Knoxville was present and spoke in opposition to the application.

Chairman Daniel Odle made a motion to approve. It was seconded by member Grant Rosenberg.

The Board voted 5-0 to **APPROVE**.

File: **12-A-20-VA** **Parcel ID:** 068LC01801
Applicant: Damon A. Falconnier, NCARB 5th Council District
Address: 4605 Central Ave. Pike
Zoning: O (Office) Zoning District

Variance Request:

Increase the maximum height for a detached accessory structure from 18 feet to 45 feet for a freestanding work of art in the shape of a cross bearing no advertising (Article 10.3.A.4)

Per plan submitted to construct a detached accessory structure in the O (Office) Zoning District.

Applicant Damon A. Falconnier was present and spoke to the application.

Joyce Feld with Scenic Knoxville was present and spoke in opposition to the application.

Member Grant Rosenberg made a motion to deny. It was seconded by member Don Horton.

The Board voted 5-0 to **DENY**.

File: **12-B-20-VA** **Parcel ID:** 081PN03403
Applicant: Emerald Youth Foundation 5th Council District
Address: 1740 Texas Ave.
Zoning: OS (Parks and Open Space) Zoning District

Variance Request:

1) Increase the sign area for a detached sign in the OS (Open Space) district from a maximum of nine square feet to 77.7 square feet (Article 13.9.A.3)

2) Increase the sign height for a detached sign in the OS (Open Space) district from a maximum of eight feet to 10 feet (Article 13.9.A.3)

Per plan submitted to erect a detached sign in the OS (Parks and Open Space) Zoning District.

Applicant representative George Ewart was present and spoke to the application.

Kevin Murphy with Scenic Knoxville was present and spoke in opposition to the application.

Member Grant Rosenberg made a motion to approve. It was seconded my member Don Horton.

The Board voted 4-1 to **APPROVE**.

File: 12-C-20-VA **Parcel ID:** 121PD035
Applicant: Curt and Thelen Wright 2nd Council District
Address: 1200 Forest Brook Rd.
Zoning: RN-1 (Single-Family Residential Neighborhood) Zoning District

Variance Request:

Increase the maximum building coverage for a single accessory structure, based on a lot area of more than 15,000 square feet, but less than acre, from 900 square feet to 979 square feet for a covered porch, carport and storage structure (Article 10.3.A.6)

Per plan submitted to construct a new covered parking structure with unconditioned storage to the rear of the structure and above the covered parking in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Applicant representative Holly Williams was present and spoke to the application.

Member Don Horton made a motion to approve. It was seconded my member Christina Bouler.

The Board voted 5-0 to **APPROVE**.

File: 12-D-20-VA **Parcel ID:** 094CN018
Applicant: Joshua Schmitt 6th Council District
Address: 1243 Iredell Ave.
Zoning: RN-2 (Single-Family Residential Neighborhood) Zoning District

Variance Request:

Increase the maximum percentage a detached accessory dwelling unit can be of the primary dwelling floor area from 40% to 50% for conversion of an existing detached garage into an accessory dwelling unit (Article 10.3.B.9). Gross floor area of the proposed accessory dwelling is 474 square feet and gross floor area of the primary dwelling is 948 square feet.

Per plan submitted to convert a detached garage to an ADU in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

Applicant Joshua Schmitt was present and spoke to the application.

Member David Dupree made a motion to approve. It was seconded by member Don Horton.

The Board voted 5-0 to **APPROVE**.

File: **12-E-20-VA** **Parcel ID:** 095AM008
Applicant: Amy Sherrill – Benefield Richters 6th Council District
Address: 611 E. Depot Ave.
Zoning: I-MU (Industrial Mixed-Use) Zoning District

Variance Request:

1) Increase the maximum number of driveways for a lot frontage less than 150 feet from one to two (Article 11.7.A.1; Table 11-7)

2) Decrease the minimum number of required parking spaces for an eating and drinking establishment from 24 to 7 (Article 11.4.A.4; Table 11-2)

3) Decrease the minimum distance between a driveway and intersecting street from 50 feet to 29 feet (Article 11.7.B; Table 11-8)

Per plan submitted to redevelop an existing building as a restaurant in the I-MU (Industrial Mixed-Use) Zoning District.

Applicant Amy Sherrill was present and spoke to the application.

Member Grant Rosenberg made a motion to eliminate variances #1 and #3 and to approve variance #2 with the revision of 24-7 parking spaces to 24-3 parking spaces. That motion was not seconded. Chairman Daniel Odle made a motion to approve as previously stated. It was seconded by member Christina Bouler.

The Board voted 3-2 to **APPROVE** with revision.

File: 12-G-20-VA **Parcel ID:** 082OD004
Applicant: Ana Barrientos 6th Council District
Address: 2308 E. Fifth Ave.
Zoning: RN-2 (Single-Family Residential Neighborhood) Zoning District

Variance Request:

1) Reduce the minimum distance a detached accessory dwelling unit must be setback from a rear property line of 10 feet to 5 feet 5 inches (Article 10.3.B.7)

2) Reduce the required number of off-street parking spaces required for an accessory dwelling unit from one to zero (Article 10.3.B.11)

3) Increase the maximum percentage an accessory dwelling unit can be of the primary dwelling floor area from 40% to 67% for the conversion of an existing detached accessory structure into an accessory dwelling unit (Article 10.3.B.9)

Per plan submitted to turn an existing building into an ADU in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

Applicant representative Tom Adams was present and spoke to the application.

Applicant representative Kenny Riffey was present and spoke to the application.

Member Grant Rosenberg made a motion to approve variances #1 and #3 and to deny variance #2. It was seconded by member Don Horton.

The Board voted 5-0 to **APPROVE** with revision.

File: 12-H-20-VA **Parcel ID:** 081EH01601, 081EH01602
Applicant: McCarty Holsaple McCarty 5th Council District
Address: 1650 Huron St. / 1617 Saint Mary St.
Zoning: INST (Institutional) Zoning District

Variance Request:

Reduce the minimum drive aisle width for two-way access from 26 feet to 25 feet 6 inches in an existing parking garage for plans submitted under the old City of Knoxville Zoning Ordinance (Article 5.7.E; Table 3)

Per plan submitted to renovate a parking garage that is part of an existing facility in the INST (Institutional) Zoning District.

Applicant representative Laura Bush was present and spoke to the application.

Member Grant Rosenberg made a motion to approve. It was seconded by member David Dupree.

The Board voted 5-0 to **APPROVE**.

File: **12-I-20-VA** **Parcel ID:** 081LS016
Applicant: Lauren Rider 4th Council District
Address: 227 E. Oklahoma Ave.
Zoning: RN-2 (Single-Family Residential Neighborhood) Zoning District

Variance Request:

Reduce the minimum interior side setbacks combined from a minimum of 15 feet to 10 feet for placement of a single-family dwelling on a lot in the RN-2 district (Article 4.3.A; Table 4-1)

Per plan submitted to move a single family residence in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

Applicant Lauren Rider was present and spoke to the application.

Member Grant Rosenberg made a motion to approve. It was seconded by member David Dupree.

The Board voted 5-0 to **APPROVE**.

File: **12-J-20-VA** **Parcel ID:** 094MG021
Applicant: Ken Padgett 1st Council District
Address: 1109 White Ave.
Zoning: O (Office) Zoning District

Variance Request:

Increase the maximum sign area of an individual wall sign in a O zone from 24 square feet in area to 117.67 square feet in area (Article 13.9.E.2.a)

Per plan submitted to add a blade sign to the side of a building in the O (Office) Zoning District.

Applicant Ken Padgett was present and spoke to the application.

Applicant representative Sean Hondorf was present and spoke to the application.

Kevin Murphy with Scenic Knoxville was present and spoke in opposition.

Member Grant Rosenberg made a motion to approve the variance request on the condition that the applicant permanently relinquish the variances regarding wall signs and monument signs which were previously granted in application 4M03VA and 6L07VA. It was seconded by Chairman Daniel Odle.

The Board voted 5-0 to **APPROVE** with condition.

File: **12-K-20-VA** **Parcel ID:** 094IF02001
Applicant: Seth Schweitzer 3rd Council District
Address: 2600 / 2620 Middlebrook Pike
Zoning: I-H (Heavy Industrial) Zoning District

Variance Request:

Permit the erection of an additional building for an existing, non-conforming use of Vehicle Repair/Service in the I-H district (Article 17.1.A)

Per plan submitted to expand the square footage of a building in the I-H (Heavy Industrial) Zoning District.

Applicant Seth Schweitzer was present and spoke to the application.

Applicant representative Richard Jacobs was present and spoke to the application.

Applicant representative Steve Fultz was present and spoke to the application.

Member Grant Rosenberg made a motion to approve given that it was pre-existing, non-conforming and given that supporting documentation would be included with the original application package. It was seconded by member David Dupree.

The Board voted 5-0 to **APPROVE**.

File: **12-L-20-VA** **Parcel ID:** 094FB014
Applicant: R. Bentley Marlow 6th Council District
Address: 1802 Boyd St.
Zoning: RN-2 (Single-Family Residential Neighborhood) Zoning District

Variance Request:

1) Decrease the minimum front setback from 20 feet to 8.5 feet to enclose an existing front porch of a single family residence in an RN-2 district (Article 4.3.A, Table 4-1)

2) Decrease the minimum interior side setback from 5 feet to 0 feet for a porch addition to the southeastern side of a single family residence in an RN-2 district (Article 4.3.A, Table 4-1)

3) Decrease the minimum interior side setbacks from 15 feet combined to 5 feet combined for a single family residence in an RN-2 district (Article 4.3.A, Table 4-1)

4) Increase the maximum building coverage from 30% to 42% for a single family residence in an RN-2 district (Article 4.3.A, Table 4-1)

5) Increase the maximum impervious coverage from 40% to 44% for a single family residence in an RN-2 district (Article 4.3.A, Table 4-1)

Per plan submitted to enlarge a single family residence in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

Applicant Bentley Marlow was present and spoke to the application.

Member Grant Rosenberg made a motion to approve. It was seconded by member Don Horton.

The Board voted 5-0 to **APPROVE**.

File: **12-M-20-VA** **Parcel ID:** 081NB034
Applicant: Hudson Materials Company 5th Council District

Address: 405 West Oldham Ave.
Zoning: I-MU (Industrial Mixed-Use) Zoning District

Variance Request:

Permit an existing nonconforming Industrial – Heavy use (liquid asphalt emulsification) to alter existing structures by removing seven storage tanks and add two new storage tanks in an Industrial Mixed Use district (Article 17.1.A)

Per plan submitted to upgrade an industrial facility in the I-MU (Industrial Mixed-Use) Zoning District.

Applicant representative Garrett Guiles was present and spoke to the application.

Member Grant Rosenberg made a motion to approve. It was seconded by member David Dupree.

The Board voted 5-0 to **APPROVE**.

File: **12-N-20-VA** **Parcel ID:** 095OG01401
Applicant: Michael David Rasnake 1st Council District
Address: 2203 Sevier Ave.
Zoning: RN-2 (Single-Family Neighborhood) Zoning District

Variance Request:

Increase the limited height for a privacy fence in the front build to line of 42 inches to six foot along Valley Avenue and Dover Street for a single-family residential building in a RN-2 district (Article 10.3.L.1.a)

Per plan submitted to construct a privacy fence on a residence in the RN-2 (Single-Family Neighborhood) Zoning District.

Applicant Michael David Rasnake was present and spoke to the application.

Member Grant Rosenberg made a motion to approve. It was seconded by member Don Horton.

The Board voted 4-1 to **APPROVE**.

August 9, 2021

Mr. Scott Elder
Board of Zoning Appeals
Room 475, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Elder:

Re: Variance Requests 8-A-21-VA, 8-C-21-VA, 8-F-21-VA, 8-G-21-VA, 8-I-21-VA, and 8-J-21-VA

We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the variance areas and we have no objection to the requested variances. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.

If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,

Christian Wiberley, P.E.
Engineering

CGW

RE: BZA August applications

Steve Borden <Steve.Borden@tn.gov>

Mon 8/9/2021 4:31 PM

To: Cheri Burke <cmburke@knoxvilletn.gov>

Please find the following responses from TDOT District 18 Operations for the July BZA applications:

8-A-21-VA: 1301 Wilshire Rd: Operations has no comment
8-C-21-VA: 3001 Knoxville Center Dr: Operations has comment
8-F-21-VA: 6202 Westland Dr: Operations has comment
8-G-21-VA: 700 Eleanor St: Operations has comment
8-I-21-VA: 10865 Parkside Dr: Operations has comment
8-J-21-VA: 525 Henley St: Operations has comment

If you have further questions, please let me know.

Steven M. Borden, P.E. | Director/Assistant Chief Engineer
TDOT – Region 1
7345 Region Lane
Knoxville, TN 37914
(865) 594-2400
Steve.Borden@tn.gov
tn.gov/tdot

From: Cheri Burke <cmburke@knoxvilletn.gov>
Sent: Tuesday, August 3, 2021 11:53 AM
To: Steve Borden <Steve.Borden@tn.gov>
Subject: [EXTERNAL] BZA August applications

Good morning Steve,

Please have your staff review the applications located at this link and provide your response by 8/9/21, if at all possible.

8-A-21-VA: 1301 Wilshire Rd
8-C-21-VA: 3001 Knoxville Center Dr
8-F-21-VA: 6202 Westland Dr
8-G-21-VA: 700 Eleanor St

8-I-21-VA: 10865 Parkside Dr
8-J-21-VA: 525 Henley St

Thank you!

Cheri Burke

Administrative Specialist

Neighborhood Codes Enforcement

City of Knoxville

865-215-2867

865-215-2119