

# USE ON REVIEW REPORT

► **FILE #:** 9-A-21-UR

**AGENDA ITEM #:** 23

**AGENDA DATE:** 9/9/2021

► **APPLICANT:** **BRIAN EWERS**  
**OWNER(S):** Brabston Properties, Inc.

**TAX ID NUMBER:** 60 079 (PART OF ) [View map on KGIS](#)

**JURISDICTION:** County Commission District 8

**STREET ADDRESS:** 1575 Harris Rd.

► **LOCATION:** **West side of Harris Road, northwest of Rutledge Pike**

► **APPX. SIZE OF TRACT:** **3.33 acres**

**SECTOR PLAN:** Northeast County

**GROWTH POLICY PLAN:** Urban Growth Area

**ACCESSIBILITY:** Access is via Harris Road, a minor collector road with 20-ft of pavement within a 50-ft right-of-way. Harris Road connects onto Rutledge Pike, a major arterial road with 60-ft of pavement within a 270-ft right-of-way.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Love Creek

► **ZONING:** **PC (Planned Commercial) (k)**

► **EXISTING LAND USE:** **Vacant land**

► **PROPOSED USE:** **Office warehouse / Contractor's storage yard**

**HISTORY OF ZONING:** The property was rezoned in 2019 from RB to PC (10-I-19-RZ).

**SURROUNDING LAND** North: Vacant land -- PC (Planned Commercial)

**USE AND ZONING:** South: Vacant land -- PC (Planned Commercial)

East: Commercial -- CB (Business and Manufacturing)

West: Single-family-residential -- RB (General Residential)

**NEIGHBORHOOD CONTEXT:** The property is located in an area with a mix of uses which include single-family residential to the west, and a mix of commercial and industrial uses located on the east side of Rutledge Pike.

## STAFF RECOMMENDATION:

► **Approve the request for an office warehouse structure with approximately 7,500 sqft of floor area for a contractor's office and maintenance shop, and a contractor's storage yard with approximately 37,500 sqft of outdoor storage area, subject to 8 conditions.**

1. Meeting all requirements of Article 4, Section 4.102 (Standards for the use-on-review approval of contractor's storage yards) in the Knox County Zoning Ordinance.

2. Providing a detailed landscape plan during permitting for review and approval by Planning Commission staff.

The landscape plan shall detail the species and trunk diameter of the existing trees to remain and the species of any new plantings to meet the Type A landscape screening guidelines that are required along the shared lot line with adjacent residential uses per the zoning condition placed on the PC (Planned Commercial) zoning by Knox County Commission (10-I-19-RZ).

3. Installing all required landscaping within six months of issuance of an occupancy permit for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
4. Providing an opaque fence on all sides of the outdoor storage area with a minimum height of 8 feet.
5. All site lighting fixtures, pole mounted and attached to the building, shall be full cut-off fixtures or have housing shields to direct the light toward the ground and to restrict the light source from being visible from the adjacent residential properties. The revised lighting plan must be reviewed and approved by Planning Commission staff before building permits are issued.
6. Platting the parcel in approximately the same size and location as proposed. If the parcel is smaller than shown on the development plan (3.33 acres), the outdoor storage area must not exceed 40 percent of the parcel area and must maintain a 25-ft setback to all property lines per Article 4, Section 4.102 of the Knox County Zoning Ordinance.
7. Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the noted conditions, this plan meets the requirements for approval in the PC (Planned Commercial) district and the criteria for approval of a use-on-review.

#### COMMENTS:

The proposal is for a new office, maintenance shop, and storage yard for Brabston Trucking, which provides site preparation, site utility installation, and heavy equipment transport services. The function of the building will act as Brabston's office & repair facility and the gravel area will house Brabston's equipment and storage for their operations.

In 2019, the property was rezoned (10-I-19-RZ) from RB (General Residential) to PC (Planned Commercial) (k) with the condition that a "Type A" landscaping screen be installed along any shared boundaries with residential zoning (see Exhibit A).

Contractor's storage yards have standards for use-on-review in the supplemental regulations of the Knox County zoning ordinance (Article 4, Section 4.102) that are specific to the CR (Rural Commercial) and CA (General Business) zones, but these can be used in other zones when the Planning Commission determines it is appropriate. There is a residential neighborhood to the rear of this property and in the Planning staff's opinion, applying the supplemental regulations in this location is appropriate to ensure the adjacent residential is adequately protected and the proposal meets the same standards as similar proposals in commercial zone districts that are also appropriate next to residential districts. Listed below are the minimum required information and minimum development requirements for contractor's storage yards.

#### 4.102.01. *Minimum required information.* **(Staff notes in BOLD)**

##### A. A scaled site plan that shows the following information:

1. Storage areas for materials and equipment. **(37,500 sqft outdoor storage area to the rear of the site.)**
2. Parking and maintenance areas for business vehicles. **(Maintenance will be performed in the building and storage of business vehicles will be in the outdoor storage area.)**
3. Location of all buildings and structures on the site. **(Provided. See site plan)**
4. Vehicular and pedestrian circulation on the site, including points of access to the site from a public road, loading and unloading areas, and areas for employee and customer parking. **(Provided. See site plan.)**
5. Required or proposed landscaping and buffer areas. **(Type A landscape screen will be provided along the rear property line per the zoning condition placed on the property by Knox County Commission and a Type C landscape screening along the south side of the parking area according to the landscape screening standards of Article 4, Section 4.10.11.)**
6. Required or proposed screening and fencing of storage yards. **(A 10'-0" tall welded wire fence w/ fabric mesh screen or plastic slats will be installed around the gravel area.)**
7. Proposed lighting plan, including location and specifications of light standards, lighting fixtures and lighting directions. **(There will be (4) four, 20-ft tall pole lights with lens shields to direct the light away from the surrounding property. Examples of the proposed light fixtures are attached. See condition #5.)**
8. Any other information as might reasonably be required by the Planning Commission for use in making a thorough evaluation of the proposal.

##### B. A description of all vehicles, trailers, and equipment stored, maintained, or used by the business on the

property. **(4 triaxle dump trucks and 2 low boy trailers will leave and return to the site each workday. Large 52'-0" tractor-trailer vehicles (85'-0" with truck) will rarely visit the site to deliver equipment for repair, maintenance, and storage.)**

C. A description of all fuel, chemicals, or commodities and the amount of each that will be stored on site.

**(1,000 gallon tank of off-road fuel. All other items stored will be equipment or trailers.)**

D. The range of number of employees throughout the year and the average number of employees at any time.  
**(There will be an average of 10 employees during a shift.)**

4.102.02. *Minimum development requirements.* **(Staff notes in BOLD)**

1. *Road access.* The site shall be located on an arterial or collector road, as defined by the Major Road Plan for Knoxville and Knox County, Tennessee, provided that the county department of engineering may certify alternative access. **(Harris Road is a minor collector road.)**

2. *Minimum parcel size.* The minimum area of the parcel must be one (1) acre. **(The proposed site is 3.33 acres.)**

3. *Maximum storage area size.* The maximum size of the contractor's storage yard, as shown on the site plan, is forty (40) percent of the parcel area. **(The storage yard is approximately 26 percent of the proposed parcel area.)**

4. *Relationship to floodplain.* The storage yard shall be located completely outside the one hundred (100) year floodplain, as described by the KGIS FIRM map. **(Not applicable)**

5. *Setback of storage areas.* All storage areas associated with the contractor storage yard shall be no less than twenty-five (25) feet from any property line. **(The proposed setback is 25-ft to the side property lines and greater to the other property lines.)**

6. *Storage yard screening and fencing.* Equipment, parking facilities and material storage areas must be screened from adjoining properties as established on the site plan. **(A 10-ft tall opaque fence is proposed as well as landscape screening to the rear of the property.)**

7. *Lighting, noise and other impacts.* The site shall meet the performance standards described at subsections 4.10.01 through 4.10.11, "Supplemental regulations applying to a specific, to several or to all zones," of this ordinance. For purposes of these standards, a contractor's storage yard is not the same as a parking or loading area. **(Type A landscape screening is proposed along the rear property line as required by the zoning condition and the light source for the site lighting will be shielded and arranged so that lighting is directed away from any boundary of the lot or tract adjacent to any property zoned to permit residential uses.)**

8. *Other approvals.* Prior to issuance of building permits, the approved use-on-review site plan and conditions for the proposed contractor's storage yard shall be reviewed and approved by the county codes administration and inspections department, the county health department and the county solid waste division, consistent with their application and permitting procedures.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The property is designated O (Office) on the Northeast County Sector Plan. The O (Office) land use has the following description: "This land use includes business and professional offices and office parks."

B. For this Use on Review application to be approved in the Office land use classification, the Planning Commission must find that the proposed use is "consistent with, and not in conflict with" the sector plan.

C. The PC (Planned Commercial) zone is permissible "with covenants" in the O (Office) land use classification. Covenants have not been created for this development since an overall business park has not been approved. The PC zone requires approval of all changes to a site be approved by the Planning Commission via the use-on-review process, which can also include the change of use if it is not consistent with the original approval.

D. The size of the proposed structure is similar to an office building but the exterior will have industrial look. To help soften the appearance of the structure, the exterior will be a combination of smooth-faced CMU and split-faced CMU at the base of the building, and metal panels on the upper portion (see sheet A501).

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PC (Planned Commercial) zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.

B. Knox County Commission placed a condition on the PC zoning for this site that requires a Type A

landscape screening along the shared property line with adjacent residential uses. This screening is being provided along the rear property line.

C. With the recommended conditions, the contractor's storage yard meets the zoning standards and the condition of the PC zoning.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed building is approximately 20-ft tall and located centrally on the property. The front portion of the site has a TVA powerline easement running through it so the building cannot be moved much closer to Harris Road and will be located approximately 400-ft from the rear property line.

B. The proposed building height is approximately 21-ft which is similar to a two-story house.

C. With the proposed landscape screening and setback from the rear property line, the facility will be adequately screened from the residential uses.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed use should have little impact on the adjacent property because of the limited traffic the facility will generate and the proposed landscape screening and opaque fencing will buffer the storage yard.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The development has direct access to Harris Road which is a minor collector street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

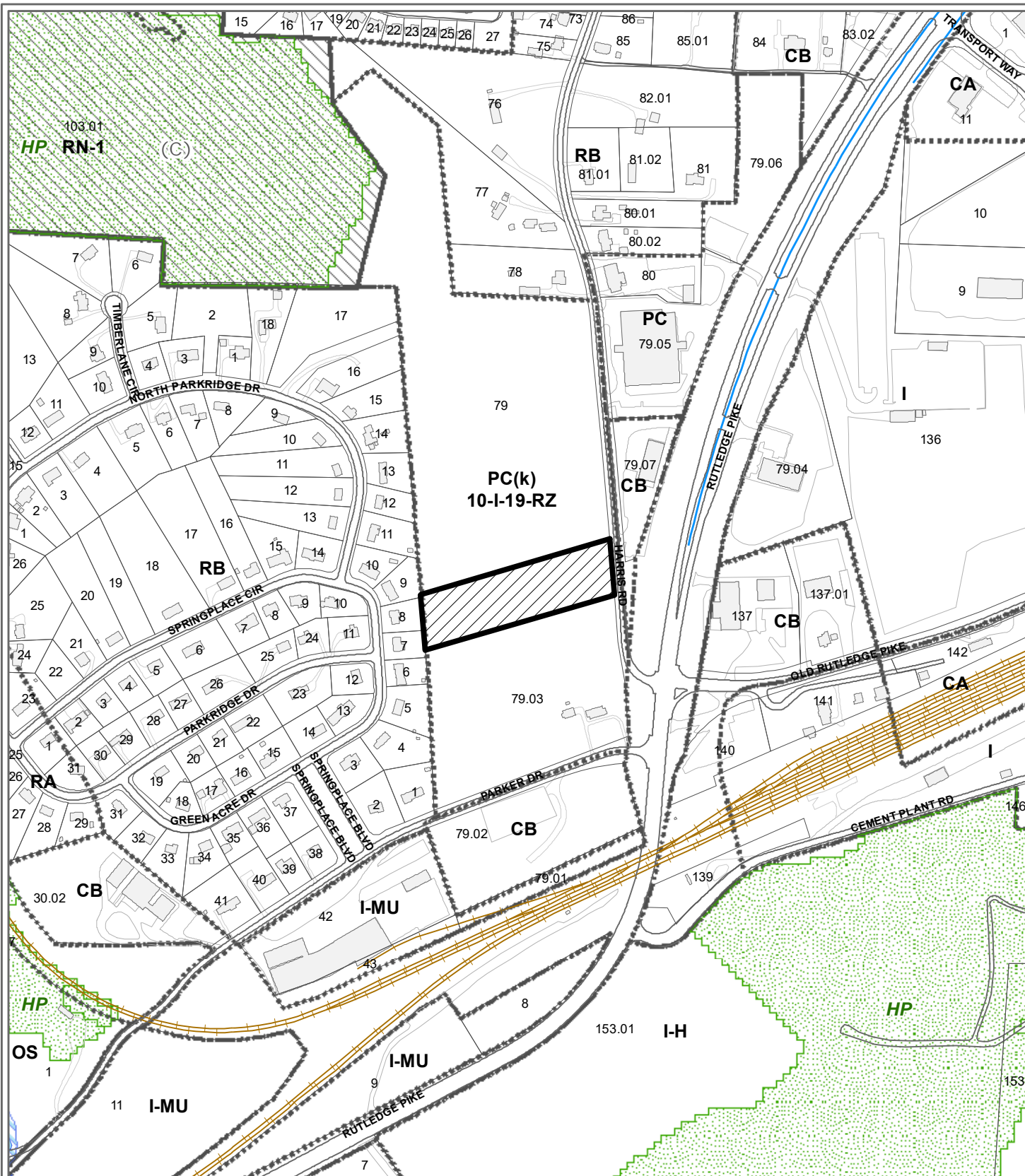
A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 37 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**9-A-21-UR  
USE ON REVIEW**



Contractor's office and storage yard in PC (Planned Commercial) (k)

Original Print Date: 8/4/2021  
Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

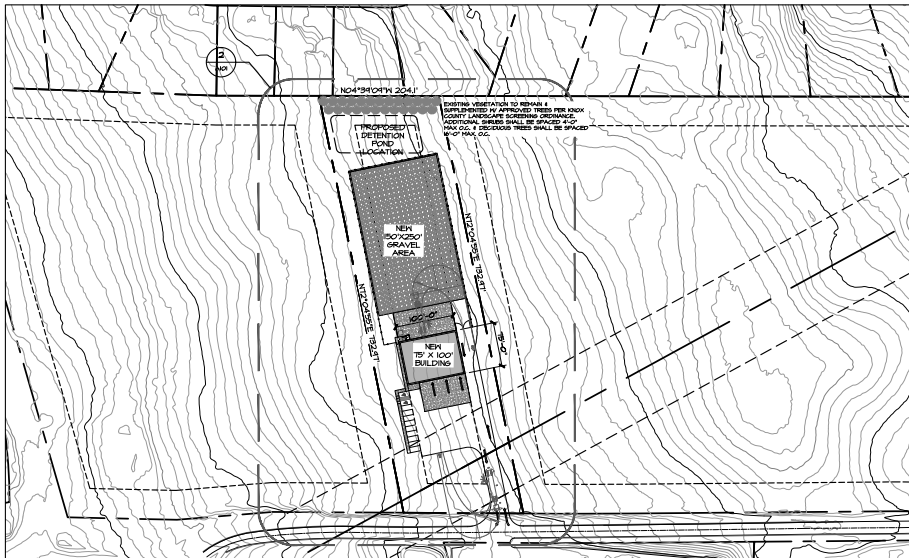
Petitioner: Ewers, Brian

Map No: 60  
Jurisdiction: County

0 500  
Feet







**1 OVERALL SITE PLAN**  
 MAGNETIC NORTH  
 A101 SCALE: 1" = 100'-0"

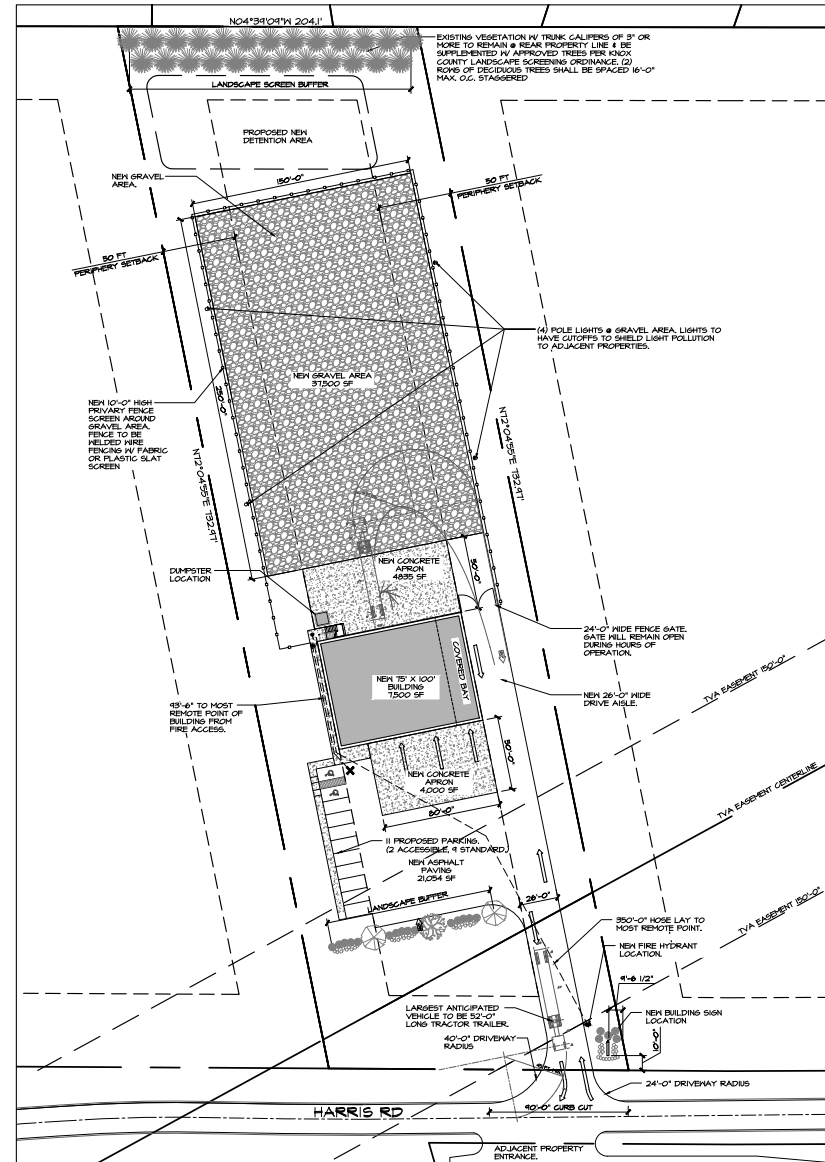
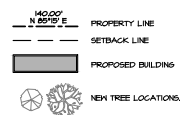
### PROJECT INFORMATION:

ADDRESS: 1845-1500 HARRIS RD  
 KNOXVILLE, TN 37904  
 060 074  
 AUTHORITY HAVING JURISDICTION:  
 KNOX COUNTY  
 ZONING: PC-3 PLANNED COMMERCIAL  
 SETBACKS:  
 PERIMETRY BORDER: 50'-0"  
 EASEMENT: 150'-0"  
 SITE INFORMATION:  
 TOTAL ACRES: 3.33 ACRES  
 PROPOSED USE:  
 NEW OFFICE & MAINTENANCE SHOP  
 BUILDING INFORMATION:  
 BUILDING SQUARE FOOTAGE: 1500 SF  
 BUILDING HEIGHT: 20'-4"  
 STORIES: 1 STORY + MEZZ.  
 PARKING INFORMATION:  
 PER 350.10 OFF STREET PARKING:  
 INDUSTRIAL AREAS  
 - ONE (1) PER TWO (2) EMPLOYEES ON THE COMBINED TWO (2) LARGEST SUCCESSIVE SHIFTS PLUS ADEQUATE PARKING SPACE FOR CUSTOMER AND VISITOR VEHICLES AS DETERMINED BY THE PLANNING COMMISSION.  
 PROPOSED COMBINED TWO (2) LARGEST SUCCESSIVE SHIFTS: 10 WORKERS / 2 = 5 PARKING SPACES  
 PROPOSED CUSTOMER AND VISITOR VEHICLES: 6 PARKING SPACES  
 PROPOSED TOTAL PARKING: 11 PARKING.  
 PROPOSED TRAFFIC IMPACT STUDY NOT REQUIRED LESS THAN 20 VEHICULAR VISITS A DAY.  
 BRANSTON TO HOUSE A MINIMUM OF (4) DUMP TRUCKS & (2) LOW BOY TRAILERS. VEHICLES TO LEAVE PROPERTY IN THE MORNING AND RETURN IN THE AFTERNOON. ADDITIONAL EQUIPMENT WILL BE BROUGHT TO THE PROPERTY FOR SERVICE AND STORAGE.

TREE LEGEND		
SYMBOL	TREE TYPE	QUANTITY
	FLOWERING DOGWOOD CORNUS FLORIDA MATURITY HEIGHT: LESS THAN 30 FT	3
	JAPANESE MAPLE ACER PALMATUM MATURITY HEIGHT: LESS THAN 30 FT	1
	AMERICAN BOXWOOD BUX SEMPERVIRENS MATURITY HEIGHT: LESS THAN 10 FT	20
	SASSAFRAS SASSAFRAS ALBIDUM MATURITY HEIGHT: 30 FT	25
	PERENNIAL FLOWERS VARIOUS	41
TOTAL		70

SIGNAGE CALCULATIONS		
SIGN	NEW / EXIST. QUANTITY	SQ. FT.
MAIN ENTRY SIGN	NEW 1	50
BUILDING MOUNTED SIGN	NEW 1	45
TOTAL SIGNAGE QUANTITY AND SQ. FT. =		2 95
PER KNOX COUNTY CODE OF ORDINANCES, APPROXIMATE ARTICLE 54.004 • PC PLANNED COMMERCIAL ZONE BUSINESS SIGNAGE SHALL BE LIMITED TO ONE (1) PER EACH SEPARATE STREET FRONTAGE IN EXCESS OF ONE HUNDRED TWENTY-FIVE (125) FEET.		

### SITE LEGEND



**2 SITE PLAN**  
 MAGNETIC NORTH  
 A101 SCALE: 1" = 40'-0"

KNOX COUNTY PLANNING NUMBER 9-A-21-UR

USE ON REVIEW REQUEST PACKAGE FOR  
**A NEW OFFICE WAREHOUSE**  
 HARRIS RD, KNOXVILLE, TN  
**SCHEMATIC SITE PLAN**

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ISSUE DATE: SEPTEMBER 9, 2021  
 PROJECT NO: 221249  
 SHEET NUMBER:

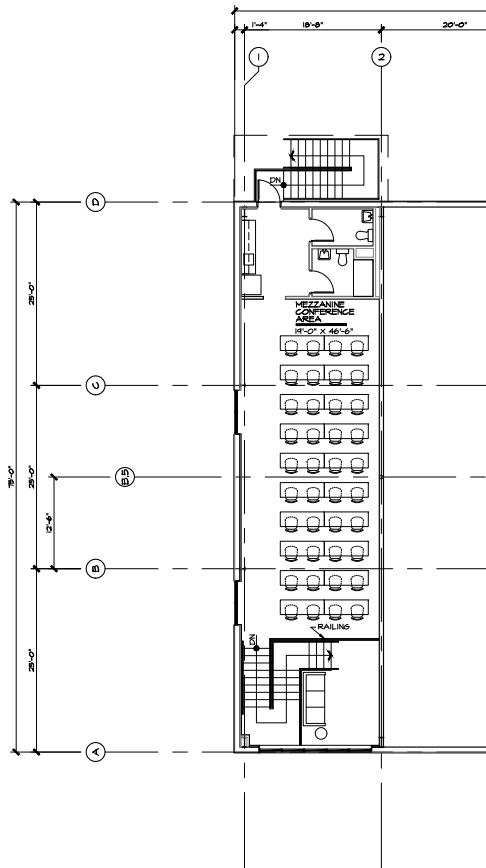
**A101**

**D&E**  
 DOLLAR  
 & EATERS  
 ARCHITECTURE, INC.  
 111 E. Jackson Avenue • Suite 101  
 Knoxville, Tennessee • 37915  
 phone: 865-546-8374 • fax: 865-673-6028  
 e-mail: design@dollar-eaters.com

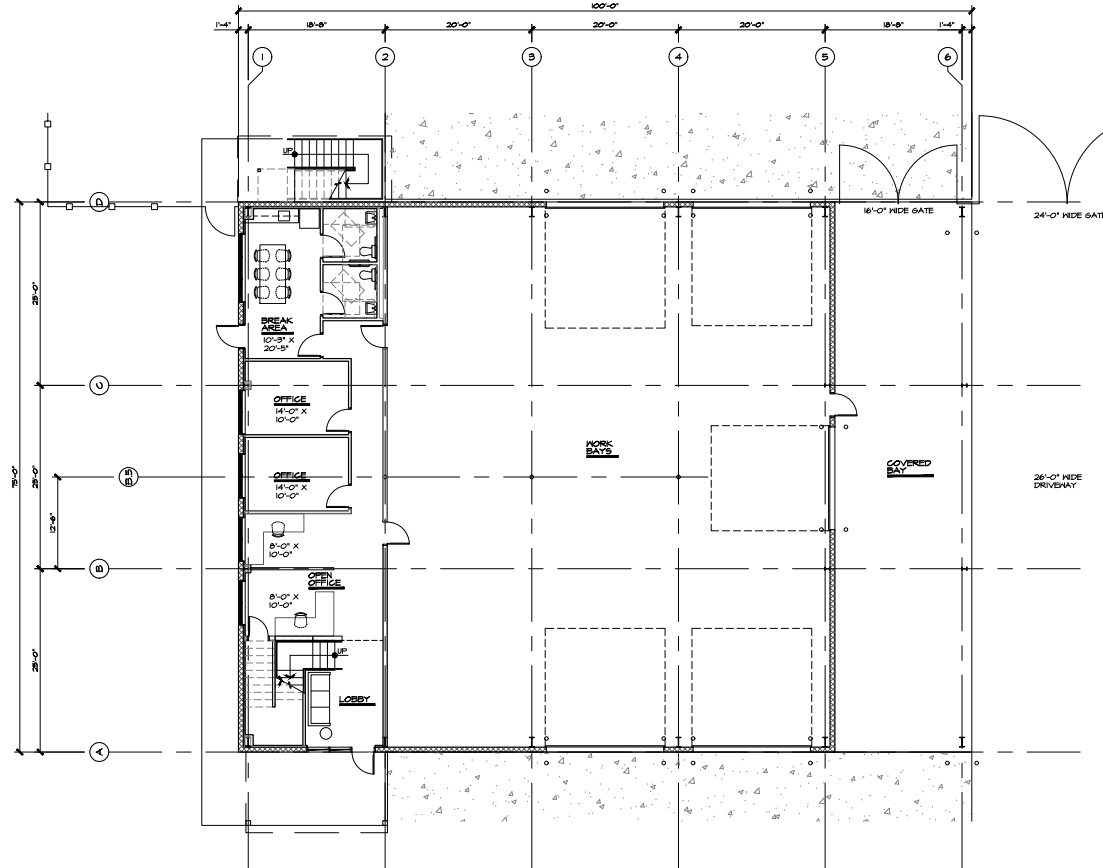
FOR CONSTRUCTION  
**NFC**  
 NOT

NO.	REVISIONS
1	
2	
3	
4	
5	

9-A-21-UR  
 8/23/2021



**SCHEMATIC MEZZANINE PLAN**  
SCALE: 1/8" = 1'-0"  
MAGNETIC NORTH



**SCHEMATIC FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
MAGNETIC NORTH

KNOX COUNTY PLANNING NUMBER 9-A-21-UR

USE ON REVIEW REQUEST PACKAGE FOR  
**A NEW OFFICE WAREHOUSE**  
HARRIS RD, KNOXVILLE, TN

**SCHEMATIC FLOOR PLAN**



**ARCHITECTURE, INC.**  
111 E. Jackson Avenue • Suite 101  
Knoxville, Tennessee • 37915  
phone: 865-546-9374 • fax: 865-673-6028  
e-mail: design@collar-evetts.com

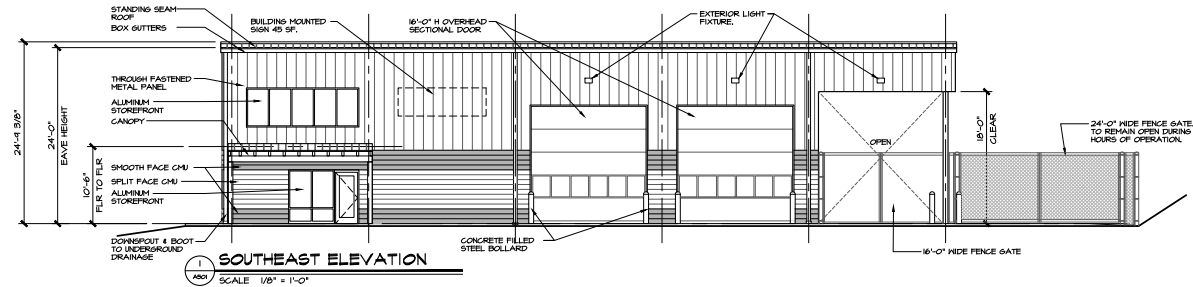


NO.	REVISIONS

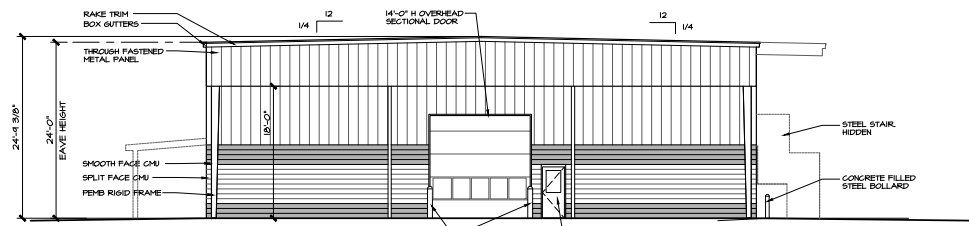
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ISSUE DATE:	SEPTEMBER 9, 2021
PROJECT NO.:	221249
SHEET NUMBER:	A201

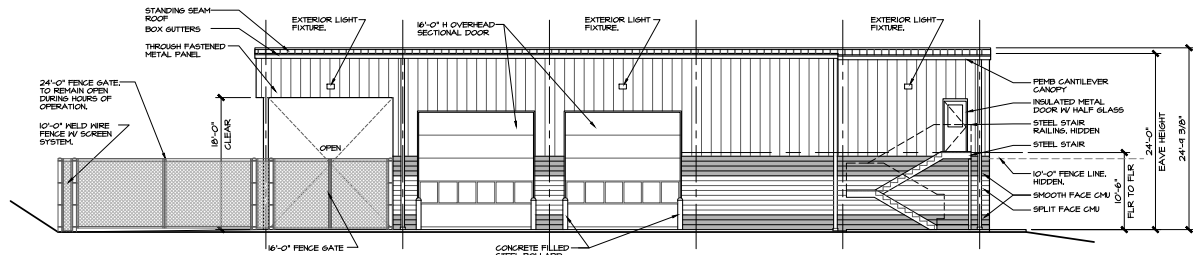
9-A-21-UR  
8/23/2021



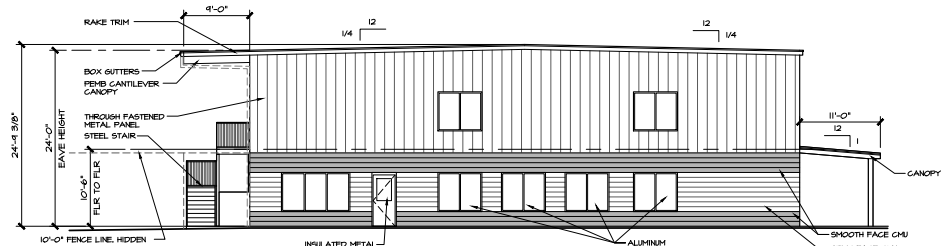
2 NORTHEAST ELEVATION  
SCALE 1/8" = 1'-0"



3 NORTHWEST ELEVATION  
SCALE 1/8" = 1'-0"



4 SOUTHWEST ELEVATION  
SCALE 1/8" = 1'-0"



**D&E**  
DOLLAR  
& SQUIRES  
ARCHITECTURE, INC.  
111 E Jackson Avenue • Suite 101  
Knoxville, Tennessee • 37915  
phone: 865-546-9374 • fax: 865-673-6028  
e-mail: design@ollar-everts.com

FOR CONSTRUCTION  
**NFC**  
NOT

NO.	REVISIONS

KNOX COUNTY PLANNING NUMBER 9-A-21-UR

USE ON REVIEW REQUEST PACKAGE FOR  
**A NEW OFFICE WAREHOUSE**  
HARRIS RD, KNOXVILLE, TN  
**SCHEMATIC ELEVATIONS**

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ISSUE DATE:	SEPTEMBER 9, 2021
PROJECT NO.:	221249
SHEET NUMBER:	

**A501**

9-A-21-UR  
8/23/2021





Catalog Number
Notes
Type

9-A-21-UR  
8/23/2021

Contractor Select™

# TWX LED ALO

## Adjustable Light Output Wall Pack



TWX LED wall pack family is a ground design that has the low initial cost customers demand while providing superior performance and a traditional form. The Adjustable Light Output (ALO) feature allows the contractor to set the light output during installation, to a level perfectly suited for the job site.

### FEATURES:

- Replaces 70W to 400W HID luminaires, providing up to 83% in energy savings.
- Same footprint as a standard HID wall pack, to easily cover the stain
- Expected service life of more than 20 years.
- Vandal-resistant polycarbonate lens option.



Catalog Number	UPC	Description	Replaces Up To	Lumens	Wattage	Photocell	CCT	Voltage	Finish	Pallet qty.
TWX1 LED P2 40K MVOLT PE DDBTXD	194995034444	Wall Packs	CFL - 100W Metal Halide	2,950	22W	Yes	4000K	120-277V	TEXTURED DARK BRONZE	98
TWX1 LED ALO 40K MVOLT DDBTXD	194994620464	Wall Packs	CFL - 100W Metal Halide	600 - 2,950	22W	No	4000K	120-277V	TEXTURED DARK BRONZE	98
TWX1 LED ALO 50K MVOLT DDBTXD	194994620457	Wall Packs	CFL - 100W Metal Halide	600 - 2,950	22W	No	5000K	120-277V	TEXTURED DARK BRONZE	98
TWX2 LED ALO 40K MVOLT DDBTXD	194994620488	Wall Packs	70W - 250W Metal Halide	1,450 - 6,950	54W	No	4000K	120-277V	TEXTURED DARK BRONZE	77
TWX2 LED ALO 50K MVOLT DDBTXD	194994620495	Wall Packs	70W - 250W Metal Halide	1,450 - 6,950	54W	No	5000K	120-277V	TEXTURED DARK BRONZE	77
TWX3 LED ALO 40K MVOLT DDBTXD	194994620594	Wall Packs	100W - 400W Metal Halide	2,900 - 13,850	108W	No	4000K	120-277V	TEXTURED DARK BRONZE	42
TWX3 LED ALO 50K MVOLT DDBTXD	194994620549	Wall Packs	100W - 400W Metal Halide	2,900 - 13,850	108W	No	5000K	120-277V	TEXTURED DARK BRONZE	42
TWPX3 LED ALO 50K MVOLT DDBTXD (Polycarbonate Lens)	194994620556	Wall Packs	100W - 400W Metal Halide	2,750 - 13,200	108W	No	5000K	120-277V	TEXTURED DARK BRONZE	42

More configurations are available. [Click here](#) or visit [www.acuitybrands.com](http://www.acuitybrands.com) and search for TWX LED.



9-A-21-UR  
8/23/2021

## Specifications

### INTENDED USE:

The TWX LED is an energy-efficient, low maintenance LED wall pack family for replacing 70W to 400W HID luminaires, providing the same footprint on the wall. TWX is ideal for applications such as carports, loading areas, storage units, warehouses and parking areas.

### CONSTRUCTION:

Two-piece die-cast aluminum housing to optimize thermal management through conductive and convective cooling. The door is hinged on the side and can be removed for easy installation. The housing is completely sealed against moisture and environmental contaminants (IP65) and is suitable for the hose-down applications.

### FINISH:

Exterior painted 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 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

### OPTICS:

The advanced optical design uses both reflector and refractor technologies that work together to create superior illumination and further throw, getting the light where it is needed. The US-made borosilicate glass refractor is specifically designed to maximize light extraction and create a fully luminous luminaire for a better nighttime look. On TWPX models, the UV stabilized polycarbonate lens provides vandal resistance along with superior light distribution.

### ELECTRICAL:

Light engine consists of high-efficacy LEDs mounted to housing to maximize heat dissipation and promote long-life (up to L81/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire is 0-10V dimmable.

### INSTALLATION:

Designed for wall mounting above four feet from the ground. Housing is configured for mounting directly over a standard junction box (by others) or for surface wiring via any of 1/2" threaded entry hubs.

### LISTINGS:

CSA certified to U.S. and Canadian standards. IP65 rated for outdoor applications. Rated for -40°C minimum ambient.

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

### WARRANTY:

5-year limited warranty. Complete warranty terms located at:

[www.acuitybrands.com/support/customer-support/terms-and-conditions](http://www.acuitybrands.com/support/customer-support/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.

## Dimensions

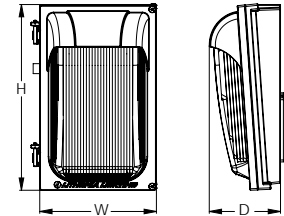
### TWX1:

Width: 7.5"

Height: 12.0"

Depth: 5.0"

Weight: 9 lbs



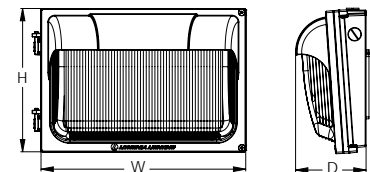
### TWX2:

Width: 13.0"

Height: 9.0"

Depth: 4.5"

Weight: 11 lbs



### TWX3/TWPX3:

Width: 18.0"

Height: 14.0"

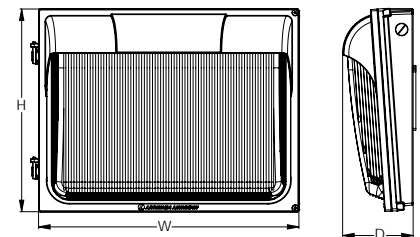
Depth: 5.0"

Weight: 21 lbs

(Glass)

Weight: 13 lbs

(Polycarbonate)





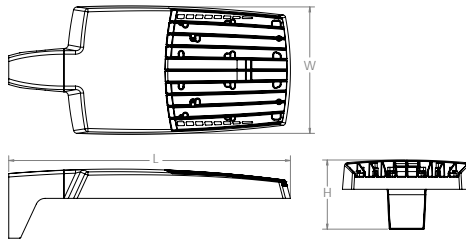
# RSX2 LED Area Luminaire



9-A-21-UR  
8/23/2021

## Specifications

EPA (ft <sup>2</sup> @0°):	0.69 ft <sup>2</sup> (0.06 m <sup>2</sup> )
Length:	29.3" (74.4 cm) (SPA mount)
Width:	13.4" (34.0 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight: (SPA mount)	30.0 lbs (13.6 kg)



Catalog  
Number

Notes

Type

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

## Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

## Ordering Information

**EXAMPLE:** RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED					
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) <sup>2</sup>	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) <sup>3</sup>	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V) <sup>4</sup>	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	(use specific voltage for options as noted)	IS Adjustable slipfitter (fits 2-3/8" OD tenon) <sup>6</sup>
	P5		R4S Type 4 Short	120 <sup>3</sup> 277 <sup>5</sup>	WBA Wall bracket <sup>1</sup>
	P6		R5 Type 5 Wide <sup>1</sup>	208 <sup>3</sup> 347 <sup>5</sup>	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short <sup>1</sup>	240 <sup>3</sup> 480 <sup>5</sup>	AASP Adjustable tilt arm square pole mounting <sup>6</sup>
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting <sup>6</sup>
			AFRR90 Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket <sup>6</sup>
			AFRL90 Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box <sup>6</sup>

Options			Finish
<b>Shipped Installed</b> HS House-side shield <sup>7</sup> PE Photocontrol, button style <sup>8,9</sup> PEX Photocontrol external threaded, adjustable <sup>9,10</sup> PER7 Seven-wire twist-lock receptacle only (no controls) <sup>9,11,12,13</sup> CE34 Conduit entry 3/4" NPT (Qty 2) SF Single fuse (120, 277, 347) <sup>5</sup> DF Double fuse (208, 240, 480) <sup>5</sup> SPD20KV 20KV Surge pack (10KV standard) FAO Field adjustable output <sup>9,13</sup> DMG 0-10V dimming extend out back of housing for external control (control ordered separate) <sup>9,13</sup> DS Dual switching <sup>9,14</sup>			DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured Dark Bronze DBLBXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White
<b>Shipped Installed</b> <b>*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)</b> NLTAIR2 nLight AIR generation 2 <sup>13,15,16</sup> PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) <sup>13,16,17</sup> BAA Buy America(n) Act Compliant  <b>*Note:</b> PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.  <b>Shipped Separately (requires some field assembly)</b> EGS External glare shield <sup>6</sup> EGFV External glare full visor (360° around light aperture) <sup>7</sup> BS Bird spikes <sup>18</sup>			



## Ordering Information

### Accessories

Ordered and shipped separately.

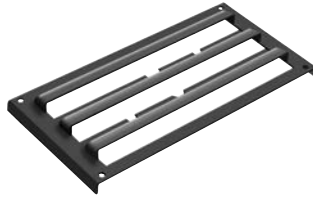
RSX2HS	RSX2 House side shield (includes 2 shields)
RSX2EGS (FINISH) U	External glare shield (specify finish)
RSX2HSAFRR (FINISH) U	RSX2 House side shields for AFR rotated optics (includes 2 shields)
RSX2EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) <sup>1</sup>
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) <sup>19</sup>
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) <sup>19</sup>
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) <sup>19</sup>
DSHORT SBK U	Shorting cap <sup>19</sup>

### NOTES

- Any Type 5 distribution, is not available with WBA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- XVOLT driver not available with P1. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE or PEX.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Maximum tilt is 90° above horizontal.
- It may be ordered as an accessory.
- Requires MVOLT or 347V.
- Not available in combination with other light sensing control options (following options cannot be combined: PE, PEX, PER7, FAO, DMG, DS, PIRHN).
- Requires 120V, 208V, 240V, or 277V.

- Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included. Dimming leads capped for future use.
- For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
- Two or more of the following options cannot be combined including DMG, DS, PER7, FAO and PIRHN.
- DS only available on performance package P5 and P6.
- Must be ordered with PIRHN.
- Requires MVOLT or HVOLT.
- Must be ordered with NLTAIR2. For additional information on PIRHN visit [here](#).
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

## External Shields



House Side Shield



External Glare Shield

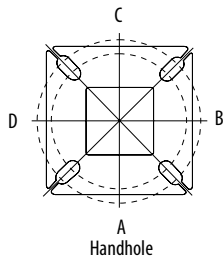


External 360 Full Visor

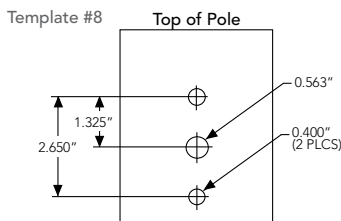
## Pole/Mounting Information

Accessories including bullhorns, cross arms and other adaptors are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

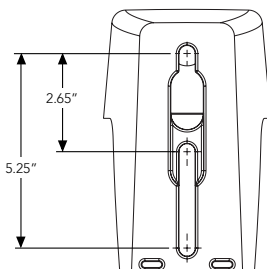
### HANDHOLE ORIENTATION



### RSX POLE DRILLING



### RSX STANDARD ARM & ADJUSTABLE ARM



### Round Tenon Mount - Pole Top Slipfitters










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

### Drill/Side Location by Configuration Type

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

### RSX2 - Luminaire EPA

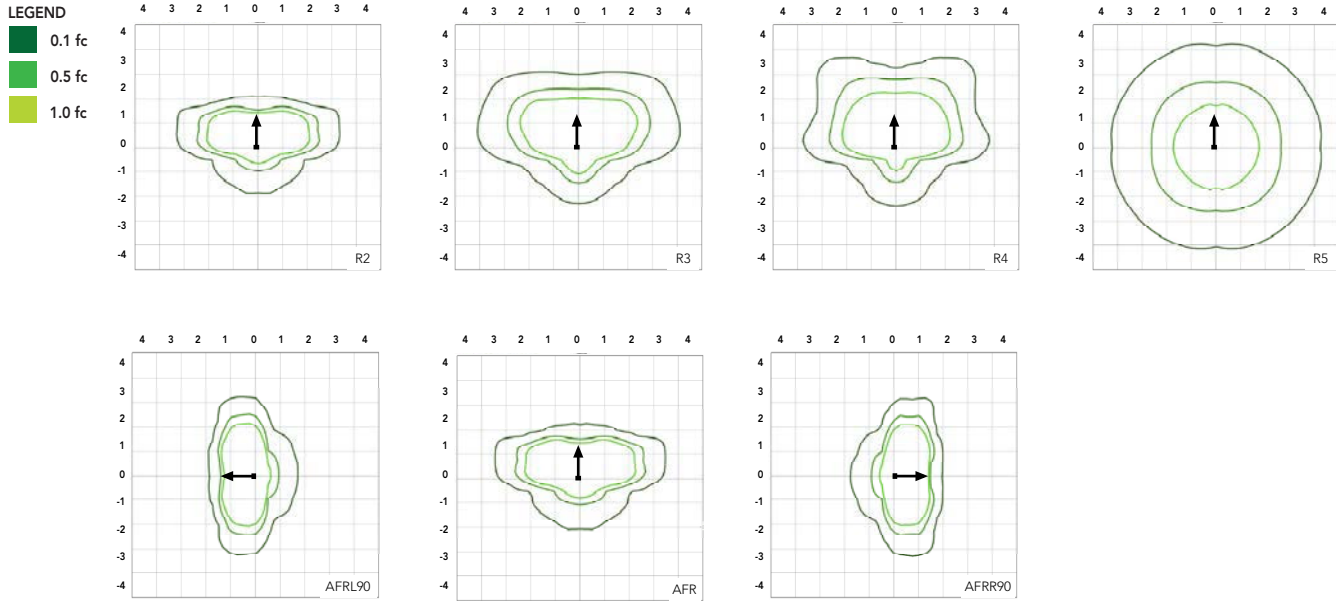
\*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
SPA - Square Pole Adaptor	0 °	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
RPA - Round Pole Adaptor		0.74	1.27	1.37	1.9	1.71	2.49	1.42	2.16	2.84
MA - Mast Arm Adaptor		0.61	1.14	1.11	1.64	1.45	2.23	1.29	1.9	2.58
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0 °	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
	10°	0.53	1.06	1.05	1.58	1.37	2.08	1.06	1.59	2.12
	20°	0.52	1.02	1.03	1.52	1.33	2.02	1.03	1.55	2.07
	30°	0.64	1.11	1.18	1.63	1.45	2.21	1.27	1.91	2.54
	40°	0.81	1.21	1.35	1.74	1.65	2.39	1.62	2.43	3.23
	45°	0.91	1.25	1.5	1.81	1.75	2.48	1.82	2.73	3.64
	50°	1.34	1.83	2.17	2.61	2.56	3.62	2.68	4.02	5.36
	60°	2.2	2.97	3.57	4.24	4.17	5.89	4.41	6.61	8.82
	70°	2.86	4.13	4.7	5.89	5.71	8.21	5.71	8.57	11.42
	80°	3.4	5.13	5.67	7.34	7.09	10.21	6.79	10.19	13.59
90°	3.85	5.96	6.55	8.58	8.31	11.88	7.70	11.56	15.41	

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX2 LED P6 40K. Distances are in units of mounting height (30').



## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°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
45°C	113°F	0.96
50°C	122°F	0.95

### Electrical Load

Performance Package	System Watts (W)	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	71W	0.59	0.34	0.30	0.26	0.20	0.15
P2	111W	0.93	0.53	0.46	0.40	0.32	0.23
P3	147W	1.23	0.70	0.61	0.53	0.42	0.31
P4	187W	1.55	0.90	0.78	0.68	0.53	0.38
P5	210W	1.75	1.01	0.87	0.76	0.60	0.44
P6	244W	2.03	1.17	1.01	0.88	0.70	0.51

### Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.



COMMERCIAL OUTDOOR

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Lithonia RSX2 Area LED  
Rev. 06/14/21  
Page 3 of 9

## 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.

Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	71W	R2	10,040	2	0	1	139	11,031	2	0	1	153	11,031	2	0	1	153
		R3	10,005	2	0	2	141	10,992	2	0	2	155	10,992	2	0	2	155
		R3S	10,271	2	0	2	143	11,285	2	0	2	157	11,285	2	0	2	157
		R4	10,136	2	0	2	143	11,136	2	0	2	157	11,136	2	0	2	157
		R4S	9,779	2	0	2	138	10,744	2	0	2	151	10,744	2	0	2	151
		R5	10,271	4	0	2	145	11,285	4	0	2	159	11,285	4	0	2	159
		R5S	10,544	3	0	1	149	11,585	3	0	2	163	11,585	3	0	2	163
		AFR	10,026	2	0	1	141	11,016	2	0	1	155	11,016	2	0	1	155
		AFRR90	10,122	3	0	2	140	11,121	3	0	2	154	11,121	3	0	2	154
		AFRL90	10,164	3	0	2	141	11,167	3	0	2	155	11,167	3	0	2	155
P2	111W	R2	15,712	2	0	2	138	17,263	2	0	2	151	17,263	2	0	2	151
		R3	15,657	2	0	3	141	17,202	3	0	3	155	17,202	3	0	3	155
		R3S	16,075	2	0	2	141	17,661	2	0	2	155	17,661	2	0	2	155
		R4	15,862	2	0	3	143	17,427	2	0	3	157	17,427	2	0	3	157
		R4S	15,304	2	0	2	138	16,815	2	0	2	151	16,815	2	0	2	151
		R5	16,075	4	0	2	145	17,661	5	0	3	159	17,661	5	0	3	159
		R5S	16,502	4	0	2	149	18,130	4	0	2	163	18,130	4	0	2	163
		AFR	15,691	2	0	2	141	17,240	2	0	2	155	17,240	2	0	2	155
		AFRR90	15,841	3	0	3	139	17,404	4	0	3	153	17,404	4	0	3	153
		AFRL90	15,907	3	0	3	139	17,477	4	0	3	153	17,477	4	0	3	153
P3	147W	R2	19,855	3	0	2	132	21,814	3	0	2	145	21,814	3	0	2	145
		R3	19,785	3	0	3	135	21,737	3	0	4	148	21,737	3	0	4	148
		R3S	20,312	3	0	3	135	22,317	3	0	3	149	22,317	3	0	3	149
		R4	20,044	3	0	3	136	22,022	3	0	4	150	22,022	3	0	4	150
		R4S	19,339	3	0	3	132	21,247	3	0	3	145	21,247	3	0	3	145
		R5	20,313	5	0	3	138	22,317	5	0	3	152	22,317	5	0	3	152
		R5S	20,852	4	0	2	142	22,910	4	0	2	156	22,910	4	0	2	156
		AFR	19,828	3	0	2	135	21,785	3	0	2	148	21,785	3	0	2	148
		AFRR90	20,017	4	0	3	133	21,992	4	0	3	147	21,992	4	0	3	147
		AFRL90	20,101	4	0	3	134	22,084	4	0	3	147	22,084	4	0	3	147
P4	187W	R2	22,836	3	0	2	120	25,090	3	0	2	132	25,090	3	0	2	132
		R3	22,756	3	0	4	122	25,002	3	0	4	134	25,002	3	0	4	134
		R3S	23,363	3	0	3	123	25,668	3	0	3	135	25,668	3	0	3	135
		R4	23,054	3	0	4	123	25,329	3	0	4	135	25,329	3	0	4	135
		R4S	22,243	3	0	3	119	25,059	3	0	3	134	25,059	3	0	3	134
		R5	23,363	5	0	3	125	25,669	5	0	4	137	25,669	5	0	4	137
		R5S	23,983	4	0	2	128	26,350	4	0	2	141	26,350	4	0	2	141
		AFR	22,806	3	0	2	122	25,056	3	0	2	134	25,056	3	0	2	134
		AFRR90	23,023	4	0	3	121	25,295	4	0	3	133	25,295	4	0	3	133
		AFRL90	23,120	4	0	3	122	25,401	4	0	3	134	25,401	4	0	3	134
P5	210W	R2	26,141	3	0	2	122	28,721	3	0	2	135	28,721	3	0	2	135
		R3	26,049	3	0	4	124	28,620	3	0	4	136	28,620	3	0	4	136
		R3S	26,744	3	0	3	125	29,383	3	0	4	138	29,383	3	0	4	138
		R4	26,390	3	0	4	126	28,994	3	0	4	138	28,994	3	0	4	138
		R4S	25,462	3	0	3	121	27,974	3	0	3	133	27,974	3	0	3	133
		R5	26,744	5	0	4	127	29,383	5	0	4	140	29,383	5	0	4	140
		R5S	27,454	4	0	2	131	30,163	4	0	2	144	30,163	4	0	2	144
		AFR	26,106	3	0	2	124	28,682	3	0	2	137	28,682	3	0	2	137
		AFRR90	26,354	4	0	3	123	28,955	5	0	3	136	28,955	5	0	3	136
		AFRL90	26,465	4	0	3	124	29,077	5	0	3	136	29,077	5	0	3	136
P6	244W	R2	27,646	3	0	2	112	30,374	3	0	2	123	30,374	3	0	2	123
		R3	27,549	3	0	4	113	30,267	3	0	4	124	30,267	3	0	4	124
		R3S	28,283	3	0	3	115	31,075	3	0	4	126	31,075	3	0	4	126
		R4	27,909	3	0	4	114	30,663	3	0	4	126	30,663	3	0	4	126
		R4S	26,928	3	0	3	110	29,585	3	0	3	121	29,585	3	0	3	121
		R5	28,284	5	0	4	116	31,075	5	0	4	127	31,075	5	0	4	127
		R5S	29,035	4	0	2	119	31,900	5	0	3	131	31,900	5	0	3	131
		AFR	27,608	3	0	2	112	30,332	3	0	2	123	30,332	3	0	2	123
		AFRR90	27,872	4	0	3	113	30,622	5	0	3	124	30,622	5	0	3	124
		AFRL90	27,989	4	0	3	113	30,751	5	0	3	125	30,751	5	0	3	125

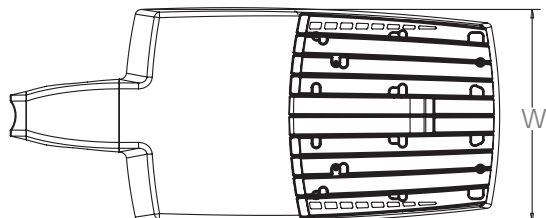


## Dimensions & Weights

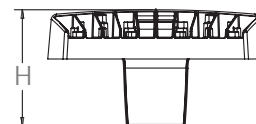
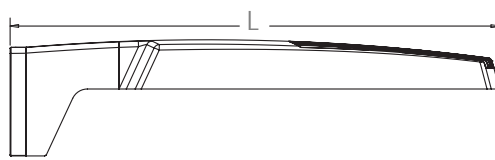
### Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	30 lbs
RPA	32 lbs
MA	30 lbs
WBA	33 lbs
WBASC	36 lbs
IS	33 lbs
AASP	33 lbs
AARP	35 lbs
AAWB	36 lbs
AAWSC	39 lbs

### RSX2 with Round Pole Adapter (RPA)



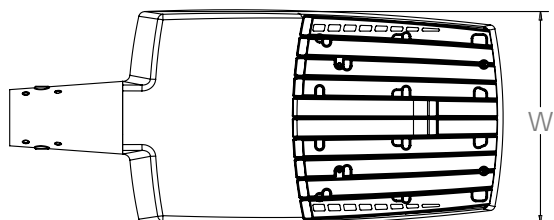
Length: 30.3" (77.0 cm)  
 Width: 13.4" (34.0 cm)  
 Height: 3.0" (7.6 cm) Main Body  
 7.2" (18.3 cm) Arm



Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



### RSX2 with Mast Arm Adapter (MA)

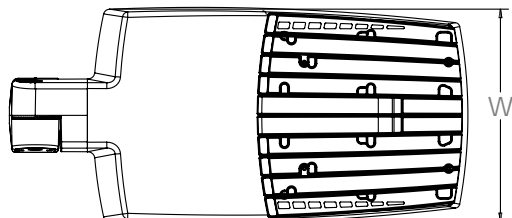


Length: 30.6" (77.7 cm)  
 Width: 13.4" (34.0 cm)  
 Height: 3.0" (7.6 cm) Main Body  
 3.5" (8.9 cm) Arm

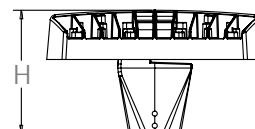
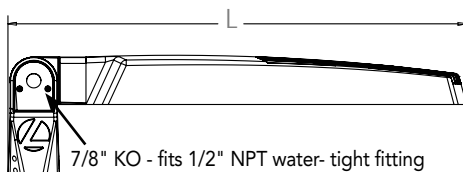


7/16" locking thru bolt/nut provided

### RSX2 with Adjustable Slipfitter (IS)



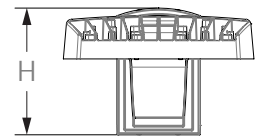
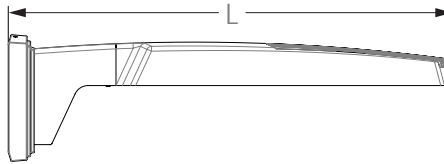
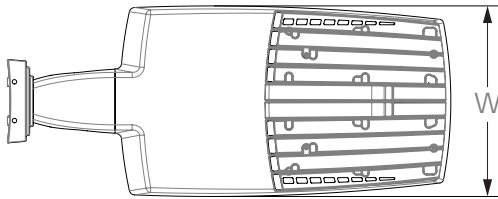
Length: 28.3" (71.9 cm)  
 Width: 13.4" (34.0 cm)  
 Height: 3.0" (7.6 cm) Main Body  
 7.6" (19.3 cm) Arm



7/8" KO - fits 1/2" NPT water-tight fitting

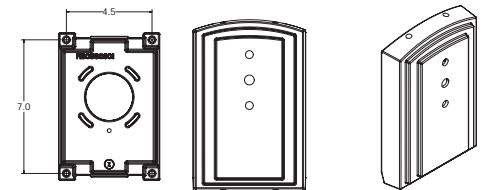
## Dimensions

### RSX2 with Wall Bracket (WBA)

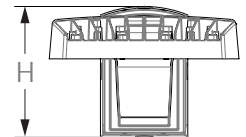
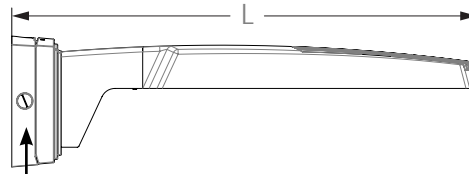
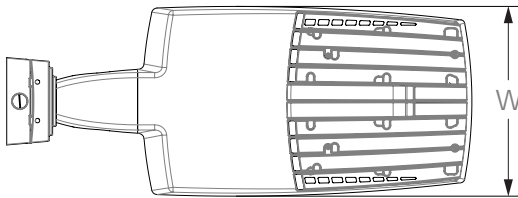


Length: 31.2" (79.2 cm)  
 Width: 13.4" (41.7 cm)  
 Height: 3.0" (7.6 cm) Main Body  
 8.9" (22.6 cm) Arm

#### Wall Bracket (WBA) Mounting Detail



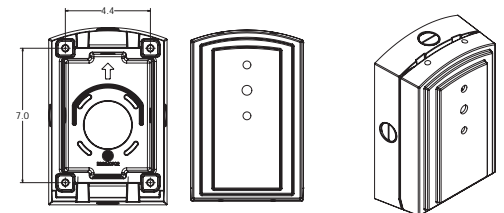
### RSX2 with Wall Bracket with Surface Conduit Box (WBASC)



3/4" NPT taps with plugs - Qty (4) provided

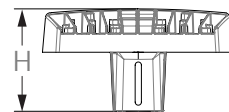
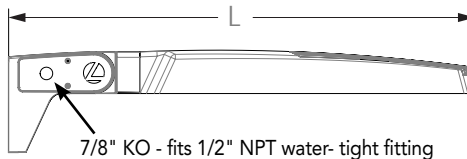
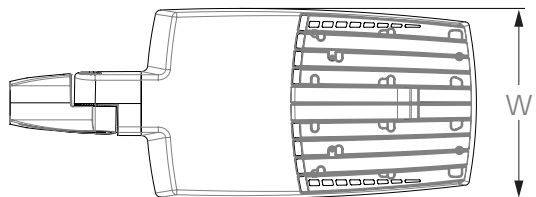
Length: 32.8" (83.3 cm)  
 Width: 13.4" (41.7 cm)  
 Height: 3.0" (7.6 cm) Main Body  
 9.2" (23.4 cm) Arm

#### Surface Conduit Box (SCB) Mounting Detail

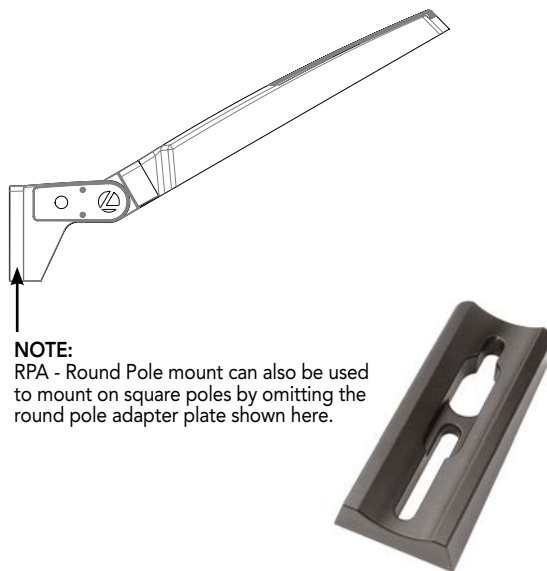


## Dimensions

### RSX2 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



Length: 32.8" (83.3 cm) **AASP**  
 33.8" (85.9 cm) **AARP**  
 Width: 13.4" (34.0 cm)  
 Height: 3.0" (7.6 cm) Main Body  
 7.2" (18.2 cm) Arm



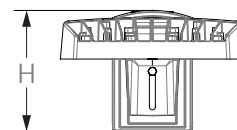
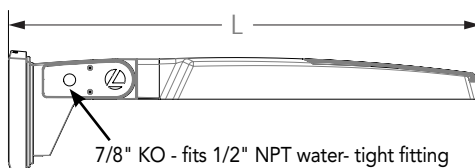
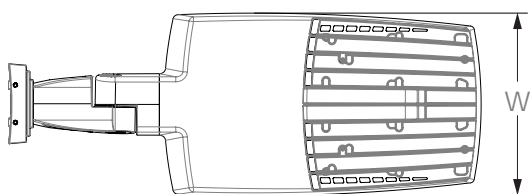
**NOTE:**  
 RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

#### Notes

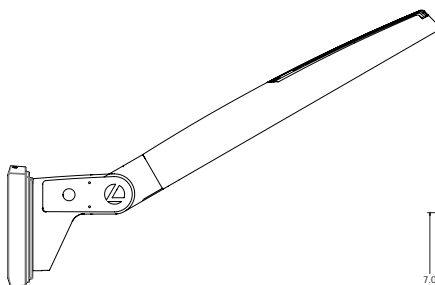
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

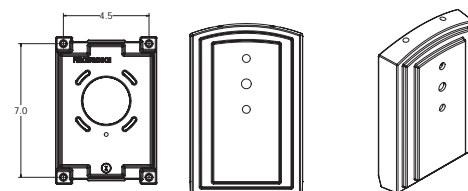
### RSX2 with Adjustable Tilt Arm with Wall Bracket (AAWB)



Length: 34.7" (88.0 cm)  
 Width: 13.4" (34.0 cm)  
 Height: 3.0" (7.6 cm) Main Body  
 8.9" (22.6 cm) Arm

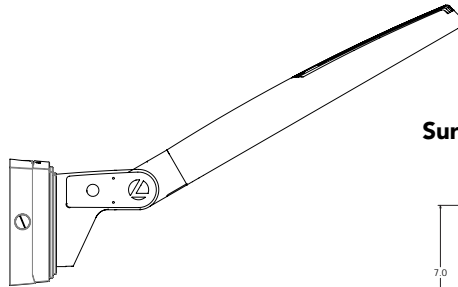
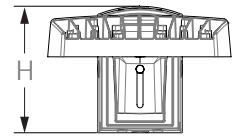
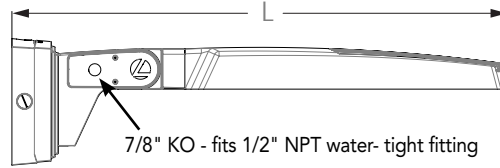
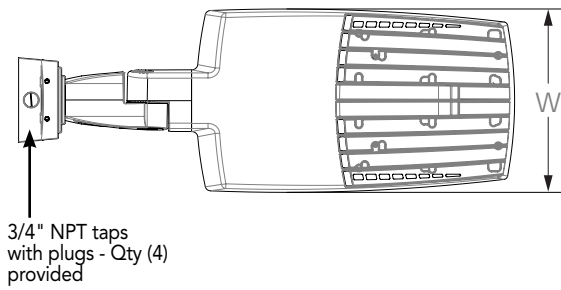


#### Wall Bracket (WBA) Mounting Detail



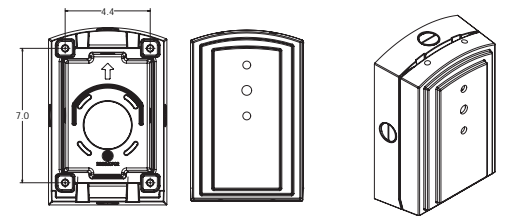
## Dimensions

### RSX2 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)

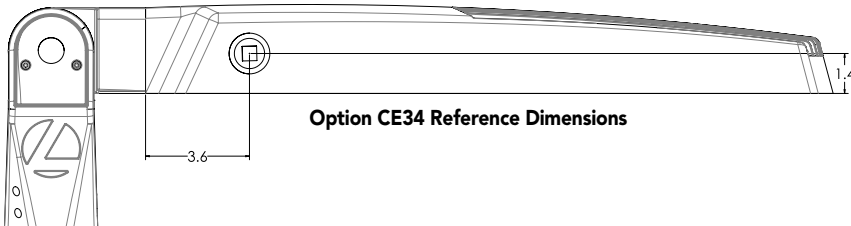


Length: 36.2" (91.9 cm)  
 Width: 13.4" (40.0 cm)  
 Height: 3.0" (7.6 cm) Main Body  
 9.2" (23.4 cm) Arm

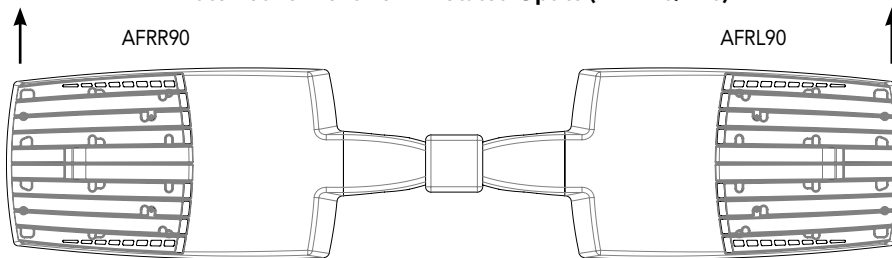
### Surface Conduit Box (SCB) Mounting Detail



### Additional Reference Drawings

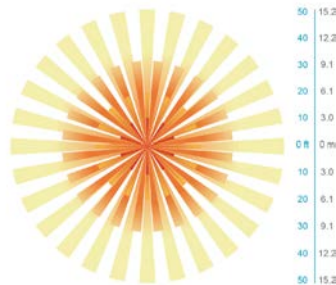
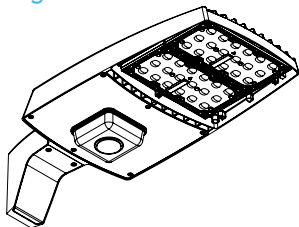


### Automotive Front Row - Rotated Optics (AFRL90/R90)

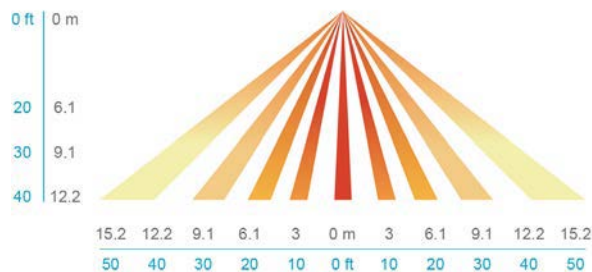


(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

## NLTAIR2 PIRHN nLight Sensor Coverage Pattern nLight PIRHN



Top



Side

Motion Sensor Default Settings - Option PIRHN

Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

\*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is tilted.

## FEATURES & SPECIFICATIONS

### INTENDED USE

The RSX LED area luminaire is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX2 delivers 11,000 to 31,000 lumens and is ideal for replacing 250W to 1000W HID pole-mounted luminaires in parking lots and other area lighting applications.

### CONSTRUCTION AND DESIGN

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. Vibration rated per ANSI C136.31: 3G Mountings: Include SPA, RPA, MA, IS, AASP, AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

### 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 superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

### OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row) and AFR rotated AFR90 and ARFL90.

### ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

### STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

### nLIGHT AIR CONTROLS

The RSX 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 with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaires 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 Eclipse. Additional information about nLight Air can be found [here](#).

### INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

### LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. 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](http://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](http://www.acuitybrands.com/buy-american) for additional information.

### WARRANTY

5-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/support/customer-support/terms-and-conditions](http://www.acuitybrands.com/support/customer-support/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.

# GUIDELINES LANDSCAPE SCREENING

## Type "A" Screen: Dense

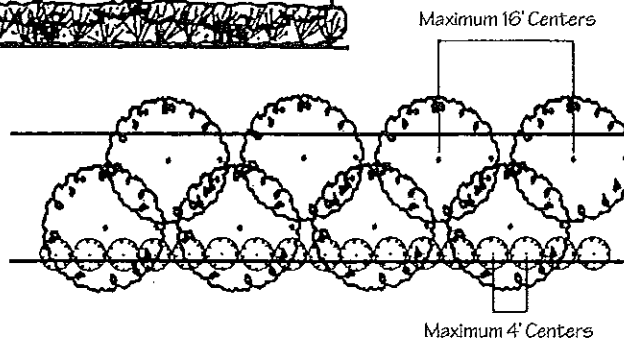
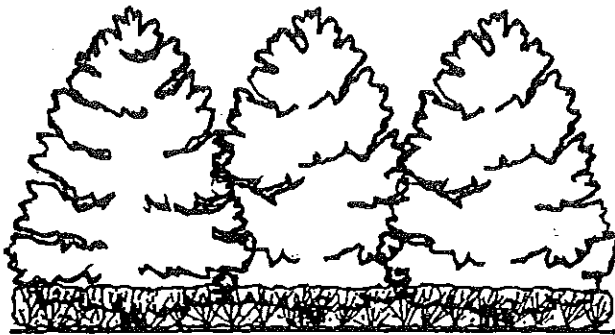
**APPROPRIATE LOCATION:** Boundaries of commercial and industrial developments adjoining residential areas

**NOTE:** Landscape buffer strips should be a minimum of 15 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

- Two offset rows of deciduous or evergreen canopy trees with a 6 ft. high continuous dense evergreen hedge, fence, wall or earth berm

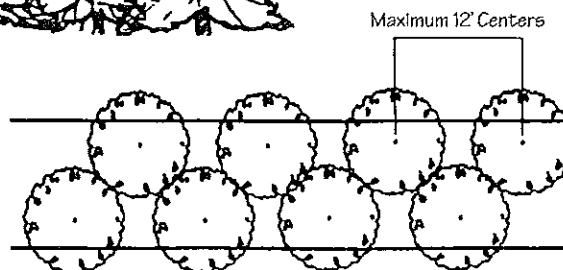
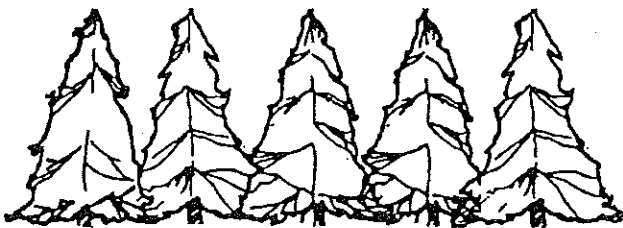
**TREE HEIGHT**  
Installed: 8 ft.  
Mature: 40 ft.

**SHRUB HEIGHT**  
Installed: 4 ft.  
Mature: 6 ft.



- Two offset rows of evergreen trees with branches touching the ground

**TREE HEIGHT**  
Installed: 8 ft.  
Mature: 30 ft.



### INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

### For more information:

MPC  
Development Services  
Suite 403  
City County Building  
400 Main Street  
Knoxville, TN 37902  
Phone: 865 215-2500  
Fax: 865 215-2068  
Web: [www.knoxmpc.org](http://www.knoxmpc.org)

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.





# Development Request

## DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☒ Use on Review / Special Use  
☐ Hillside Protection COA

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ SP ☐ OYP  
☐ Rezoning

Brian Ewers

Applicant Name

Affiliation

7/23/2021

Date Filed

September 9, 2021

Meeting Date (if applicable)

File Number(s)

**9-A-21-UR**

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☒ Architect/Landscape Architect

Brian Ewers

Dollar & Ewers Architecture, Inc.

Name

Company

111 E Jackson Ave

Knoxville

TN

37915

Address

City

State

ZIP

865-546-9374

bewers@dollar-ewers.com

Phone

Email

## CURRENT PROPERTY INFO

Brabston Properties Inc.

3214 Tazewell Pke Suite 5

865-500-7002

Owner Name (if different)

Owner Address

Owner Phone

1575 Harris Rd, Knoxville, TN 37924

060 079 (part of)

Property Address

Parcel ID

KUB

Northeast Knox Utilities

n

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

West side of Harris Road, northwest of Rutledge Pike  
General Location

24.66 acres (proposal: 3.33 acres)

Tract Size

☐ City ☒ County 8th  
District

PC (k)  
Zoning District

Vacant land  
Existing Land Use

**AgForVac**

Northeast County  
Planning Sector

O (Office)  
Sector Plan Land Use Classification

Urban Growth Area  
Growth Policy Plan Designation

**DEVELOPMENT REQUEST**

☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA

☐ Residential ☐ Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) Office warehouse

Related City Permit Number(s)

**SUBDIVISION REQUEST**

Proposed Subdivision Name

☐ Combine Parcels ☐ Divide Parcel

Unit / Phase Number

Total Number of Lots Created

☐ Other (specify) \_\_\_\_\_

☐ Attachments / Additional Requirements

Related Rezoning File Number

**ZONING REQUEST**

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) \_\_\_\_\_

**STAFF USE ONLY****PLAT TYPE**

☐ Staff Review ☐ Planning Commission

**ATTACHMENTS**

☐ Property Owners / Option Holders ☐ Variance Request

**ADDITIONAL REQUIREMENTS**

☐ Design Plan Certification (Final Plat)

☐ Use on Review / Special Use (Concept Plan)

☐ Traffic Impact Study

☐ COA Checklist (Hillside Protection)

Fee 1

0401

Fee 2

Fee 3

Total

\$1,500

**AUTHORIZATION**

By signing below, I certify I am the property owner, applicant or the owners authorized representative.



Applicant Signature

Brian Ewers

Please Print

7/23/2021

Date

865-546-9374

Phone Number

bewers@dollar-ewers.com

Email



Staff Signature

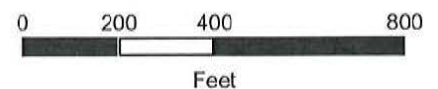
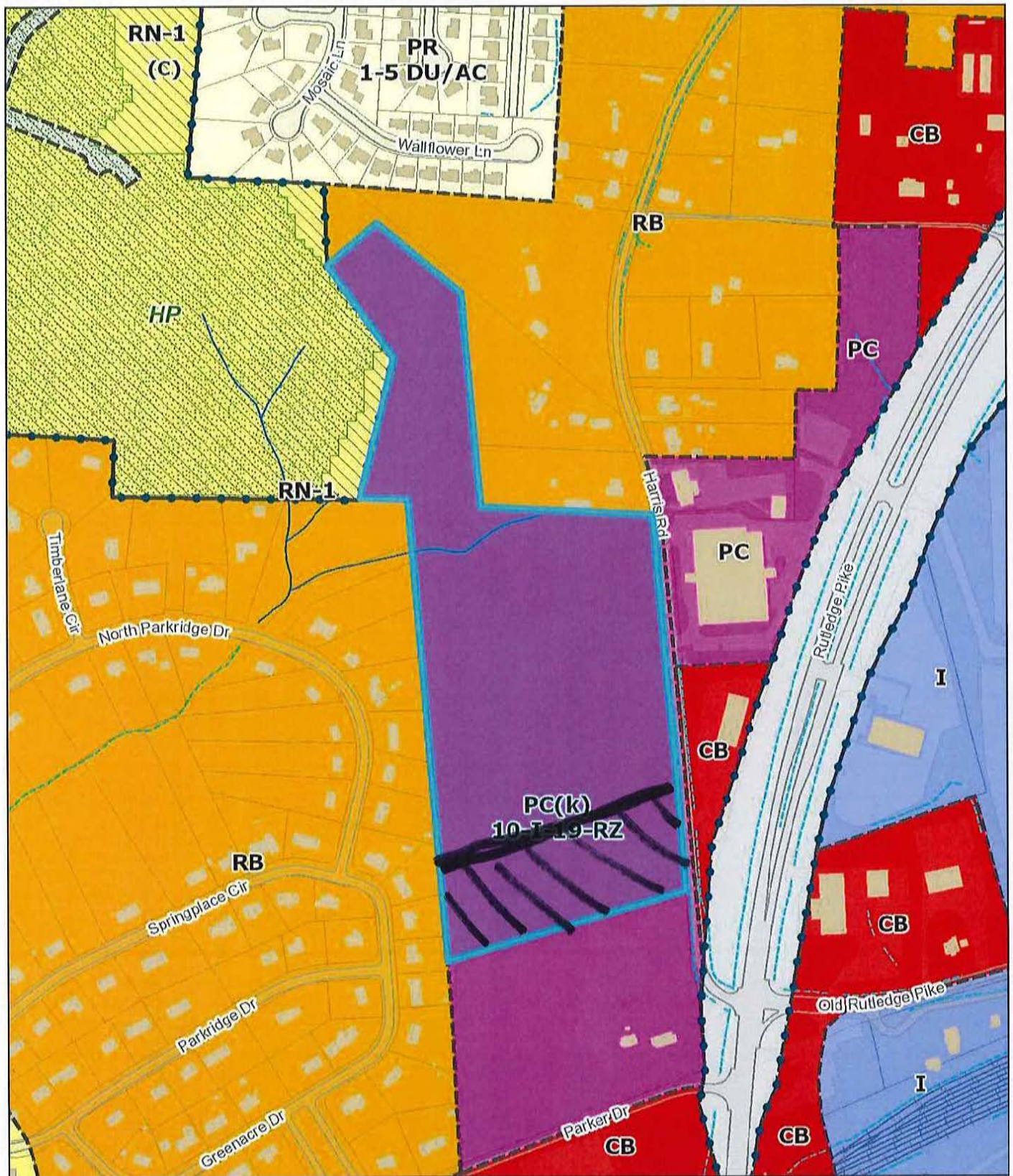
Michael Reynolds

Please Print

7/23/2021 swm

Date



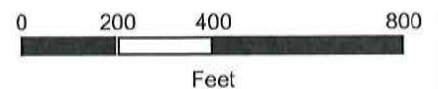
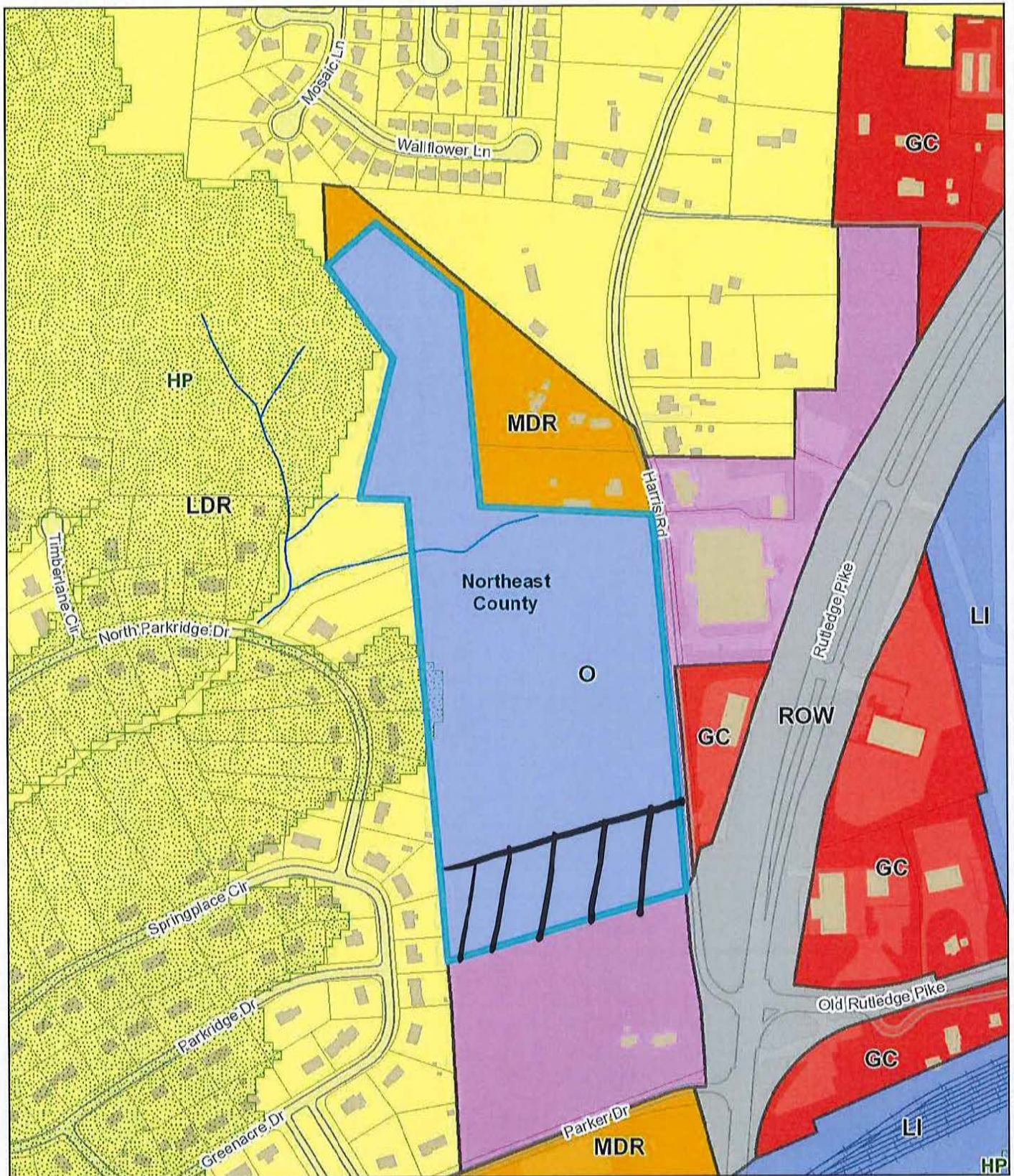


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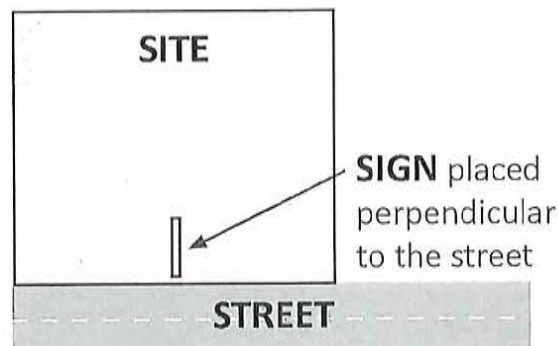
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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

Aug 25 (Wed) and Sept 10 (Fri)  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Brian Ewers  
 Date: 7/23/21  
 File Number: 9-A-21-WR

☒ Sign posted by Staff  
☐ Sign posted by Applicant