



# USE ON REVIEW REPORT

▶ **FILE #:** 7-A-23-UR

**AGENDA ITEM #:** 46

**AGENDA DATE:** 7/13/2023

▶ **APPLICANT:** HOLSTON SPRINGS LLC

OWNER(S): Holston Springs LLC

TAX ID NUMBER: 73 203

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 1144 WOODDALE CHURCH RD (733 MCCUBBINS RD)

▶ **LOCATION:** West of the intersection of McCubbins Rd and Carter Mill Dr

▶ **APPX. SIZE OF TRACT:** 43 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via McCubbins Rd., a local street with 16 ft to 18 ft of pavement width within a 32-ft to 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Lyon Creek

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Rural Residential, Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Rural Retreat

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential, rural residential -- A (Agricultural)

South: Single family residential, rural residential -- A (Agricultural)

East: Agriculture/forestry/vacant land, single family residential -- A (Agricultural)

West: Agriculture/forestry/vacant land, single family residential, rural residential -- A (Agricultural)

NEIGHBORHOOD CONTEXT: The area surrounding is developed with large lot residential and agricultural uses. A commercial nursery is approximately 0.3 miles to the north.

## STAFF RECOMMENDATION:

▶ **Approve the request for a rural retreat with an indoor event facility building with approximately 3,700 square feet of floor area, subject to 5 conditions.**

1) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including but not limited to certification of the minimum sight distance at the McCubbins Road access and the driveway and parking lot design.

2) Meeting all requirements of the Knox County Fire Prevention Bureau.

3) Meeting all requirements of the utility provider and/or the Knox County Health Department.

- 4) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to the supplemental regulations for rural retreats, Section 4.104.
- 5) Any rural retreat use area within the 200 ft setback to a property line, including overnight accommodations, is not to be approved with this application because setback waivers from adjacent property owners have not been signed and provided with this application. A new rural retreat application is required if setback waivers are agreed upon by adjacent property owners and the applicant wishes to incorporate these use areas with the rural retreat.

With the conditions noted, this plan meets the requirements for approval of a rural retreat in the A (Agricultural) zone and the criteria for approval of a use on review.

**COMMENTS:**

This request is for a rural retreat with an event facility building with approximately 3,700 square feet of floor area. The event facility is already operational and is requesting an after-the-fact use on review approval.

Two overnight accommodation areas on the site are within 200 ft of an external boundary line. An existing cabin near McCubbins Road and two glamping sites near the west boundary, located southwest of the parking lot. These overnight accommodations require setback waivers to be approved by the adjacent property owners before the Planning Commission can approve those uses as part of the rural retreat.

**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 East County Sector Plan recommends A (Agricultural) uses for this site. The property is zoned A (Agricultural), which allows consideration of the rural retreat use. Rural retreats must meet the supplemental regulations of Section 4.104.

**B. General Plan Policies:**

Policy 8.12 -- When commercial uses abut residential property, ordinance provisions or use-on-review conditions requiring fencing, landscaping screens, earth berms, height restrictions, and/or deeper than usual building setbacks can improve land use transitions. – NOTE: The rural retreat standards require a 200 ft setback from “use” areas to properties zoned agricultural or residential. The proposed event center meets the setback requirement and there is existing vegetation between it and adjacent properties.

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

A. The intent of the A (Agricultural) zone is to provide for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces. Rural retreat uses must comply with the supplemental regulations in Section 4.104.

B. With the recommended conditions, the proposed rural retreat complies with the A zone and the supplemental regulations for rural retreats.

**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 existing one-story metal barn structure is compatible with the character of the area. The parking lot is located to the rear of the structure to reduce visibility from the public road.

B. The event facility structure is approximately 377 ft from McCubbins Road and 400 ft from the rear lot line.

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

A. The event facility structure is significantly setback from the external property boundary, and there is existing vegetation between the facility/parking lot and the adjacent property owners to the west.

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

A. This site is located on a county road with a mix of residential, agricultural, and commercial nursery uses. The portion of McCubbins Road between Carter Mill Road and Wooddale Church Road is a minor collector street. Carter Mill Road and Wooddale Church Road are also minor collector streets.

**6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A**

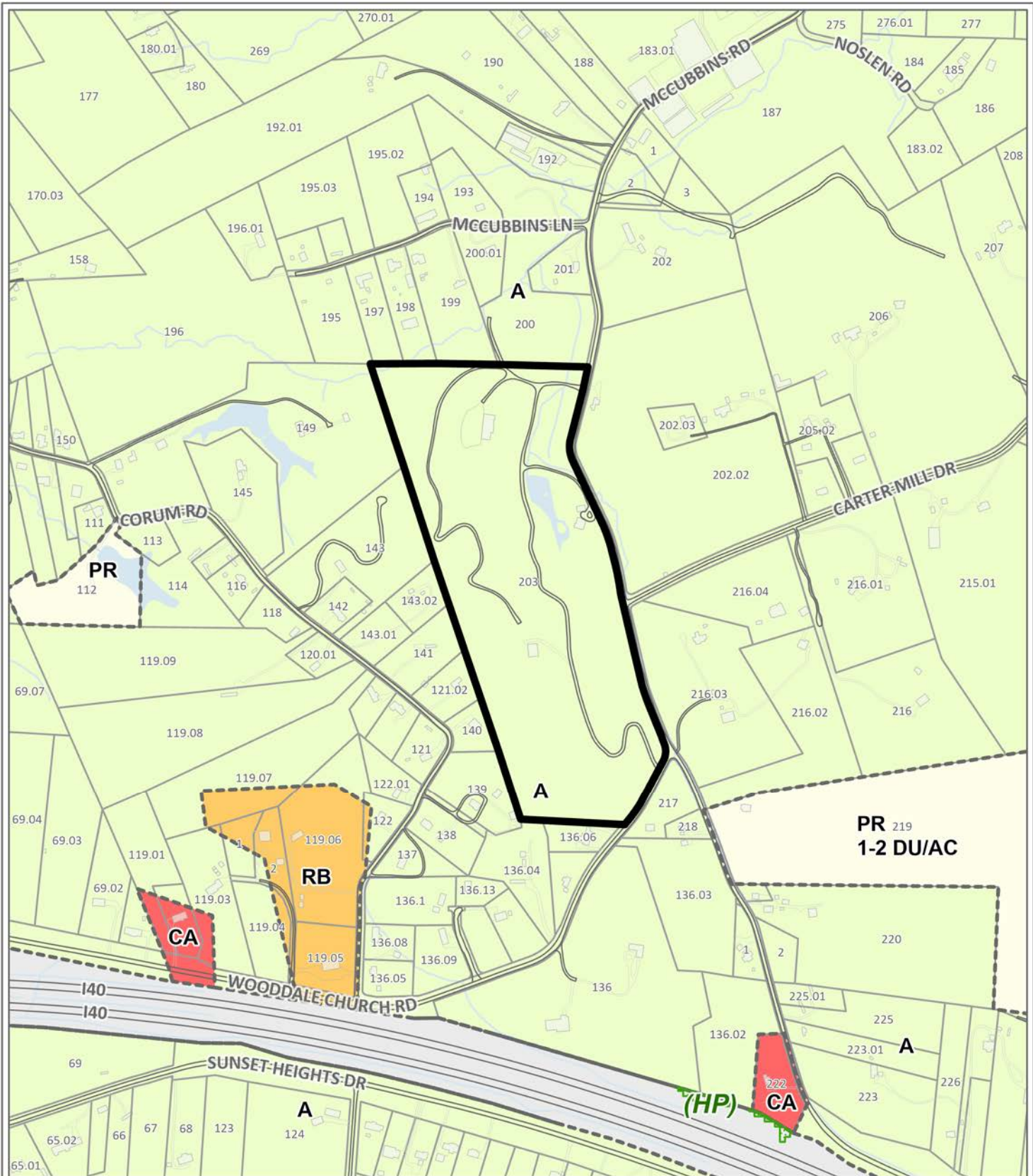
POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

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

ESTIMATED TRAFFIC IMPACT: Not required.

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.



**USE ON REVIEW**

**7-A-23-UR**

**Petitioner:** Holston Springs LLC

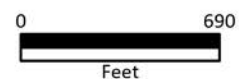


Rural Retreat in A (Agricultural)

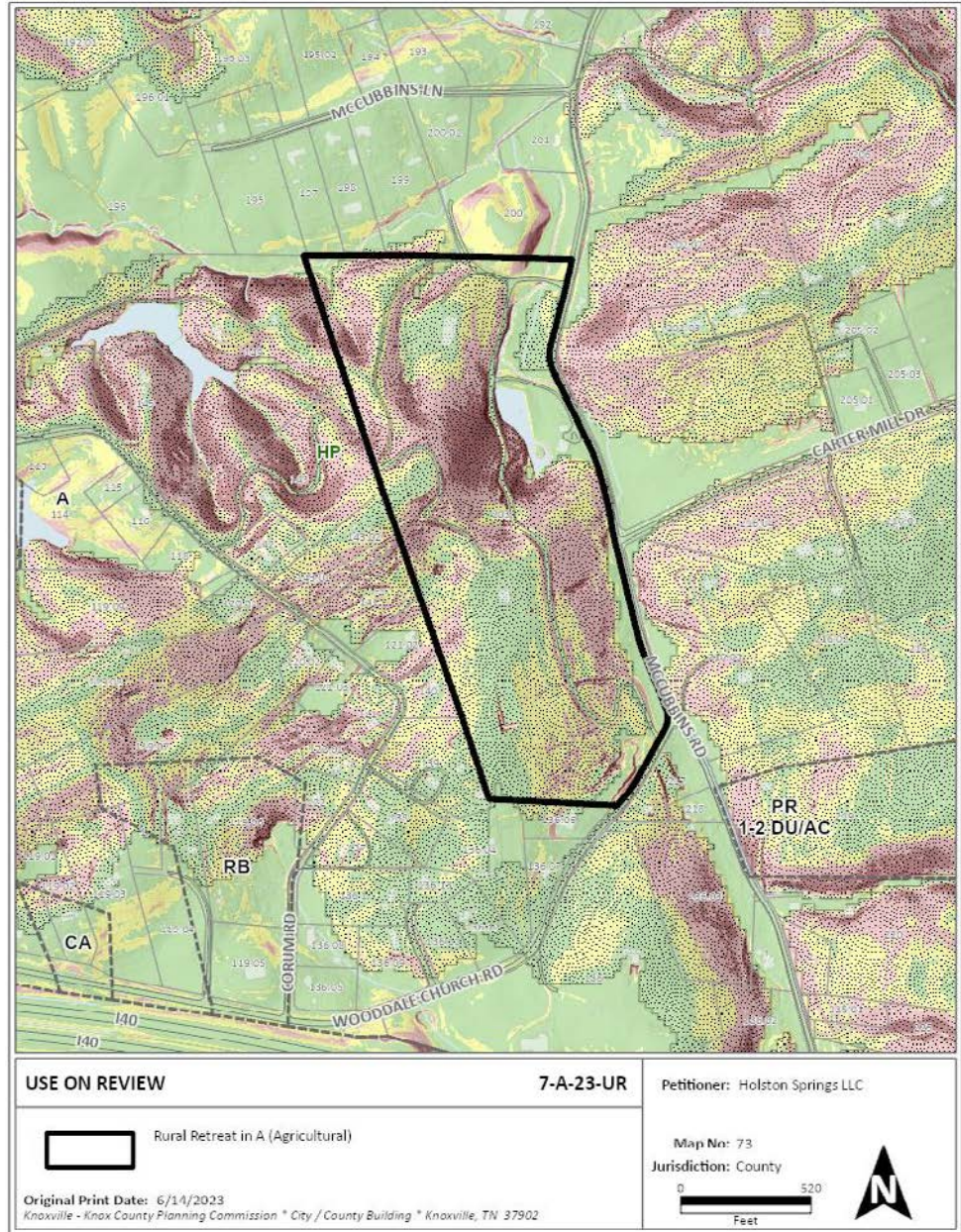
**Map No:** 73  
**Jurisdiction:** County

**Original Print Date:** 6/13/2023

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>43.32</b>		
Non-Hillside	6.69	N/A	
0-15% Slope	9.85	100%	9.85
15-25% Slope	10.75	50%	5.37
25-40% Slope	11.59	20%	2.32
Greater than 40% Slope	4.45	10%	0.45
Ridgetops			
<b>Hillside Protection (HP) Area</b>	36.64	Recommended disturbance budget within HP Area (acres)	<b>17.99</b>
		Percent of HP Area	<b>0.49</b>



A Renovation for:

# THE STABLES AT STRAWBERRY CREEK

733 McCubbins Road  
Knoxville, Tennessee 37924

June 26, 2023

ARCHITECT:



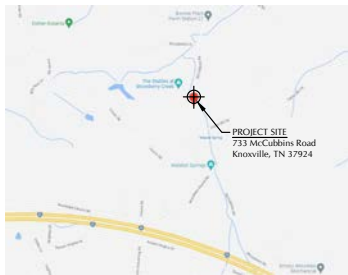
2332 News Sentinel Dr., Suite 230  
Knoxville, TN 37921  
865.671.9060  
jainc.com

File Number: 7-A-23-UR  
Submitted for Knox County  
Planning Use on Review  
6/26/2023

LOCATION

CODE REQUIREMENTS

DRAWING INDEX



BUILDING CODE/ ZONE ANALYSIS

KNOX COUNTY

PROJECT: A Renovation for:  
THE STABLES AT STRAWBERRY CREEK

ARCHITECT: Johnson Architecture, Inc.  
2332 News Sentinel Dr., Suite 230  
Knoxville, Tennessee 37921  
865-671-9060

CONTACT: Daryl R. Johnson (865) 671-9060

Applicable Codes:

- 2009 ICC/ANSI A117.1
- 2018 International Energy Conservation Code as adopted by City Ordinance 0-181-2018
- 2018 International Building Code as adopted by City Ordinance 0-180-2018
- 2018 International Existing Building Code as adopted by City Ordinance 0-179-2018
- 2018 International Residential Code as adopted by City Ordinance 0-182-2018
- 2017 edition of the National Electrical Code as adopted by City Ordinance 0-176-2018
- 2018 edition of the International Fuel Gas Code as adopted by City Ordinance 0-178-2018
- 2018 edition of the International Mechanical Code as adopted by City Ordinance 0-177-2018
- 2018 edition of the International Plumbing Code as adopted by City Ordinance 0-175-2018
- 2018 edition of the International Property Maintenance Code as adopted by City Ordinance 0-174-2018
- Knoxville Code of Ordinances; Chapter 6 Buildings and Building Regulations, Article 1, Section 6-5, Fire District

In addition, the Fire Inspection Bureau reviews plans for compliance with:  
2018 International Fire Code with Local Amendments as adopted by City Ordinance 0-171-2018

Occupancy Classification: A3 (ASSEMBLY)

Type of Construction: TYPE V, UNPROTECTED, UNSPRINKLERED

Table 506.2 Allowable Area Factor:  
Assembly, Type V, NS = 6,000 SF

Section 506.2.1 Single Occupancy, Single Story: N/A  
 $A_n = A_s + (NS \times I)$        $I_s = [(R^2 - 25)w/30]$   
 $A_n = 9,000 + (6,000 \times .74)$        $I_s = [1.99 - .25](30/30)$   
 $A_n = 15,660$        $I_s = .74$   
 Allowable Increase: 15,660 SF

Square Footage: 48 total square feet (NEW)  
3,645 SF (EXISTING)  
3,693 SF TOTAL

Table 601 Requirements - TYPE V:

Fire-resistance rating requirements for building elements (hour)

Structural frame (including columns, girders, trusses):	0
Bearing walls:	0
Exterior [1]	0
Interior	0
Non-bearing walls and partitions:	See Table 602
Exterior [c]	0
Interior [c]	0
Floor Construction: (including supporting beams and joists)	0
Roof Construction: (including supporting beams and joists)	0

Table 602 Fire-resistance rating requirements for Exterior Walls based on Fire Separation Distance [a, d, g]:

Fire Separation Distance - X (feet)	Type of Construction	Group H[e]	Group F-1, M, S-1[f]	Group A, B, E, F-2, I, R[1], S-2, U[h]
X < 5[h]	All	3	2	1
5 < X < 10	I-A	3	2	1
	Others	2	1	1
	I-A, I-B, II-B, V-B	2	1	1[c]
10 < X < 30	I-A, I-B, II-B, V-B	1	0	0
	Others	1	1	1[c]
	All	0	0	0

Table 1017.2 - Exit Access Travel Distance [a]:

Max. exit travel distance: 200' [c]  
Max. length of dead end corridor: 20'

Table 1020.2 - Minimum Corridor Width

Min. corridor width: 44 inches

Section 1006.3.2

Capacity of Means of Egress:	Min. Number of Exits (per story)
Occupant Load (persons per story)	
1,000	2
501-1,000	3
1,000 +	4

Table 716.1(2) OPENING FIRE PROTECTION ASSEMBLIES, RATINGS AND MARKING:

TYPE OF ASSEMBLY	REQUIRED WALL ASSEMBLY RATING (HOURS)	MIN FIRE DOOR AND FIRE SHUTTER ASSEMBLY RATING (HOURS)
Fire walls and fire barriers	4	3
having a required fire-resistance rating greater than 1 hour	3	3a
	2	1a
	1 1/2	1 1/2
Enclosures for shafts, interior exit stairways and interior exit ramps.	2	1 1/2
Horizontal exits in fire walls [d]	4	3
	3	3[a]
Fire barriers having a required fire-resistance rating of 1 hour: Enclosures for shafts, exit access stairways, exit access ramps, interior exit stairways, interior exit ramps and exit passageway walls	1	1
Other fire barriers	1	1/2
Fire partitions: Corridor walls	1	1/2 [b]
	0.5	1/2 [b]
Other fire partitions	1	1/2
	0.5	1/2
Exterior walls	3	1 1/2
	2	1 1/2
	1	1/2
Smoke barriers	1	1/2

TITLE SHEET:

- ARCHITECTURAL:  
A1.0 GENERAL INFORMATION  
A2.0 SITE PLAN  
A2.1 FLOOR PLAN  
A3.1 EXTERIOR ELEVATIONS

7-A-23-UR  
Revised: 6/26/2023

**ABBREVIATIONS**

A	AND	E	FIRE ALARM	N	NON-COMBUSTIBLE
AB	ABOVE	FD	FLOOR DRAIN	NC	NOT IN CONTRACT
AC	AIR CONDITIONING	FE	FIRE EXTINGUISHER	NO	NO NUMBER
ACD	ACROSS THE CEILING	FIC	FIRE EXTINGUISHER CABINET	N/A	NOT APPLICABLE
AD	ACCESS DOOR	FIS	FIRE SMOKE	NTS	NOT TO SCALE
ADBL	ADDITIONAL	FS	FIRE STANDPIPE	OC	ON CENTER
ADJ	ADJACENT	FFL	FINISH FLOOR ELEVATION	OD	OUTSIDE DIAMETER
AF	ABOUT FINISH FLOOR	FFL	FINISH FLOOR LINE	OFF	OFFICE
AHJ	AIR HANDLING UNIT	FFL	FINISH FLOOR	OH	OVERHEAD
ALUM	ALUMINUM	FFL	FLOOR FINISH	OPNG	OPENING
ALT	ALTERNATE	FFL	FLOOR FINISH	OPHD.	OPPOSITE HAND
AP	ACCESS PANEL	FLUR	FLOOR FINISH		
BD	BOARD	P	PRECAST		
BILDG	BUILDING	PL	PLASTER		
BLK	BLOCK	PLY	PLYWOOD		
BLCK	BLOCKING	PLM	PLASTIC LAMINATE		
BM	BENCH MARK	PLMB	PLUMBING		
BM	BEAM	PRELIM	PRELIMINARY		
BRG	BEARING				
BRG PL	BEARING PLATE				
C	CATCH BASIN	H	HANDICAPPED	R	RADIUS, RISSER
CMU	CONCRETE MASONRY UNIT	HC	HOLLOW CORE	REF	REFERENCE
CI	CURB INLET	HD	HAND, HEAD	REFL	REFLECTED
CIP	CAST-IN-PLACE CONCRETE	HW	HOLLOW METAL	REIN	REINFORCED
CIC	CEILING	HM	HOLLOW METAL	RES. F.L.	RESISTANCE TO FLOORING
CLO	CLOSET	HORIZ	HORIZONTAL	RM	ROOM
CLR	CLEAR CLEARANCE	HCT	HIGHT	RO	ROUGH OPENING
COL	COLLUMN	HP	HIGH POINT	RWL	RAIN WATER LEADER
CONC	CONCRETE	HOUR	HOUR	S	SHEET
CONF	CONFERENCE ROOM	HSTWY	HORSTWAY	SHT	SHEET
CONT	CONTINUOUS	INSUL	INSULATION	SM	SMALLER
CONTR	CONTRACTOR	INT	INTERIOR	SPC	SPECIFICATIONS
CORR	CORRIDOR	INT	INTERIOR	SS	STAINLESS STEEL
CR	CARPET	INV	INSIDE DIAMETER	STL	STEEL
CTR	CENTER	INVD	INSIDE	STOR	STORAGE
CT	CERAMIC TILE	IPS	IRON PIPE SIZE	STRUC	STRUCTURE (STRUCTURAL)
D	DETAIL				
DIA	DIAMETER	J	JANITOR'S CLOSET	T	TREAD
DIAG	DIAGRAM	JT	JOINT	T.B.	TACK BOARD
DIM	DIMENSION			TEL	TELEPHONE
DN	DOWN	TEL	TELEPHONE	T.E.S.	TOP OF STEEL
DR	DOOR	T.O.W.	TOP OF WALL	TYP	TYPICAL
DS	DOWN SPOUT				
DWG	DRAWING				
E	EACH				
EJ	EXPANSION JOINT				
EL	ELEVATION				
ELIC	ELECTRICAL				
ELEV	ELEVATION	MAX	MAXIMUM		
EMER	EMERGENCY	M.B.	MARKER BOARD		
EOS	EDGE OF SLAB	M.H.	MANNHOLE		
EQUIP	EQUIPMENT	MFR	MANUFACTURER		
FAC	ELECTRIC WATER COOLER	MCH	MECHANICAL		
EXIST	EXISTING	MIN	MINIMUM		
EXT	EXTERIOR	METAL	METAL		
		MO	MASONRY OPENING		
		MISC	MISCELLANEOUS		

**SYMBOLS**

	EARTH		8' 0"		SURFACE ELEVATION (PLAN)
	CRUSHED STONE		MAIN LEVEL		LEVEL LINE ELEVATION / SECTION
	CONC. MASONRY UNITS		COLUMN LINE		BUILDING / WALL SECTION
	BRICK		DETAIL SHEET REFERENCE		EXTERIOR ELEVATIONS
	STONE		INTERIOR ELEVATIONS		DOOR NUMBER
	FERRUS MATERIALS		ROOM NUMBER AND NAME		WINDOW TYPE
	CONCRETE - PRECAST		ACCESSORY TYPE		REVISION NUMBER AND DATE
	CONCRETE - CAST-IN-PLACE		ENLARGED DETAIL		SLOPE OR DIRECTION INDICATOR
	PLYWOOD				
	WOOD - ROUGH				
	WOOD - FINISH				
	INSULATION - BATT				
	INSULATION - RIGID				
	GYPNUM BOARD				
	ACOUSTICAL TILE				
	CERAMIC TILE				
	PLASTER				
	MARBLE				
	LIMESTONE				
	GRANITE				
	CARPET				

**GENERAL NOTES:**

- DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS PREVAL. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS PRIOR TO BIDDING AND SHALL BE FAMILIAR WITH ALL ASPECTS OF THE JOB, INCLUDING SITE UTILITIES.
- ALL DIMENSIONS ARE TO FACE OF STUD, CENTERLINE OF COLUMN, FACE OF MASONRY OR CONCRETE, EDGE OF WALL OR FACE OF CURB UNLESS NOTED OTHERWISE. FOR FURTHER DIMENSIONING, SEE LARGE SCALE PLANS, SECTIONS, EXTERIOR ELEVATIONS, INTERIOR ELEVATIONS, AND DETAILS.
- IN CASE OF DIMENSIONAL DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS, CONTACT ARCHITECT FOR CLARIFICATION.
- ITEMS NOT INCLUDED IN GENERAL CONTRACTORS CONTRACT ARE MARKED "N.L.C." (NOT IN CONTRACT), AND SHALL BE PERFORMED BY OWNER'S OWN FORKS.
- THE CONTRACTOR SHALL PROVIDE CHASES FOR MECHANICAL, PLUMBING, AND ELECTRICAL AS REQUIRED AND AS NECESSARY. SEE RESPECTIVE DRAWING SECTIONS.
- PINING LOCATED ABOVE GRADE AND INSIDE THE BUILDING SHALL BE COMPLETED IN FURRED SPACES WITH THE EXCEPTION OF PINNING IN STAIRWAYS, EQUIPMENT ROOMS, AND THE POWERHOUSE. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO PROVIDE FURRING FOR PINNING INSTALLED IN FINISHED AREAS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT PRIOR TO LOCATING AND/OR PROVIDING "FURRED SPACES" NOT INDICATED IN THE DRAWINGS.
- FOR ALL RATED AND/OR SMOKE PARTITIONS, THE SURFACE AREA OF AN INDIVIDUAL ACCESSIBLE METAL OUTLET, SWITCH BOX, ETC. SHALL NOT EXCEED 16 SQUARE INCHES. THE AGGREGATE SURFACE AREA OF THE RECESSED OUTLETS, BOXES, ETC. SHALL NOT EXCEED 100 SQUARE INCHES PER 100 SQUARE FEET OF WALL AREA. RECESSED BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS, REGARDLESS OF THEIR VERTICAL SEPARATION ON THE WALL, SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES MINIMUM.
- ALL RATED PARTITIONS SHALL BE TIGHTLY SEALED TO THE UNDERSIDE OF STRUCTURAL GLASS. INTEGRITY OF PARTITIONS SHALL BE MAINTAINED AT CORNERS AND AT INTERSECTIONS OF OTHER PARTITION TYPES.
- PENETRATIONS IN RATED PARTITIONS FOR CONDUIT, PIPING OR OTHER COMBUSTIBLE ITEMS SHALL BE FILLED WITH AN APPROVED NON-COMBUSTIBLE MATERIAL TO PROVIDE AN APPROVED SEAL TO PROHIBIT THE PASSAGE OF FIRE AND SMOKE.
- PROVIDE WOOD BLOCKING AS REQUIRED FOR ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES. NAILERS, BLOCKING, AND OTHER ROUGH CARPENTRY ITEMS IN RATED ASSEMBLIES SHALL BE TREATED FOR FIRE RESISTANCE.
- PROVIDE METAL STUD FRAMING AROUND ALL PENETRATIONS THROUGH METAL STUD/GYPSUM BOARD WALLS.
- THE CONTRACTOR SHALL VERIFY THAT ACCESS PANELS OF TYPE SPECIFIED ARE INSTALLED IN WALLS AND NON-ACCESSIBLE TYPE CEILINGS AND SOFFITS WHERE ACCESS, SERVICE OR ADJUSTMENT TO MECHANICAL, PLUMBING OR ELECTRICAL ITEMS MAY BE REQUIRED. ACCESS PANELS SHALL BE THE FIRE RATED TYPE EQUAL TO THE RATING OF THE WALL, SOFFIT OR CEILING IN WHICH THEY OCCUR.
- CAULK AT JUNCTURE OF INTERIOR FACES OF DOOR FRAMES, VIEW WINDOW FRAMES, EXTERIOR WINDOW FRAMES, CABINET WORK, RECESSED TOILET ACCESSORIES, SURFACE MOUNTED TOILET ACCESSORIES, ETC. WITH ADJACENT MATERIAL EVEN THOUGH JOINT MAY NOT BE VISIBLE.
- ALL CASEWORK DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION.

**REFLECTED CEILING PLAN NOTES**

- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE REFLECTED CEILING PLANS WITH THE ELECTRICAL LIGHTING PLANS, WITH THE MECHANICAL PLANS, AND WITH THE FIRE PROTECTION PLANS, AND HE SHALL REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT HE MAY DISCOVER.
- ALL CEILING SHALL BE 2'x2' AND 2'x4' SUSPENDED ACOUSTICAL UNLESS NOTED OTHERWISE. THIS SHALL BE DONE EXACTLY AS INDICATED. CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
- REFER TO ROOM FINISH SCHEDULE AND ALL PERTINENT DETAILS FOR CEILING HEIGHTS. HEIGHTS INDICATED SHALL BE MEASURED FROM FINISHED FLOOR LEVEL DIRECTLY BELOW.
- ALL SOFFITS AND CEILING HEIGHTS INDICATED SHALL BE MEASURED FROM BOTTOM OF FINISH MATERIAL TO FINISH FLOOR ELEVATION DIRECTLY BELOW.
- ALL DIMENSIONS SHOWN ON THIS PLAN ARE FINISH DIMENSIONS.
- ALL CREDS NOT SPECIFICALLY LOCATED SHALL BE CENTERED IN SPACE AS SHOWN. CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL VERIFY THAT ACCESS PANELS OF APPROPRIATE SIZE AND TYPE ARE INSTALLED IN GYPSUM BOARD CEILINGS OR SOFFITS AND IN OTHER NON-ACCESSIBLE TYPE CEILINGS OR SOFFITS WHERE ACCESS, SERVICE, OR ADJUSTMENT TO MECHANICAL, PLUMBING, OR ELECTRICAL ITEMS MAY BE REQUIRED. ACCESS PANELS SHALL BE THE FIRE RATED TYPE EQUAL TO THE RATING OF THE CEILING OR SOFFIT IN WHICH THEY OCCUR.
- ONLY CEILING MOUNTED EXIT LIGHTS ARE SHOWN ON THE REFLECTED CEILING PLANS. SEE THE ELECTRICAL DRAWINGS FOR LOCATIONS OF WALL MOUNTED EXIT LIGHTS.
- SEE THE ELECTRICAL DRAWINGS AND/OR THE COMMUNICATIONS DRAWINGS FOR LOCATIONS OF CEILING MOUNTED SMOKE DETECTORS, SPKALERS, FIRE ALARMS DEVICES, ETC.

**Johnson Architecture**  
2332 News Service Dr., Ste 230  
Knoxville, TN 37921  
865.671.9060  
jainc.com

File Number 7-A-23-UR  
Submitted for Knox County Planning Use on Review  
6/26/2023

A Renovation for:  
**THE STABLES AT STRAWBERRY CREEK**  
733 McCubbins Road  
Knoxville, Tennessee 37924

GENERAL INFORMATION AND NOTES

REVISIONS:

7-A-23-UR  
Revised: 6/26/2023

DATE: 6/26/2023

FILE NAME: Stables - 10

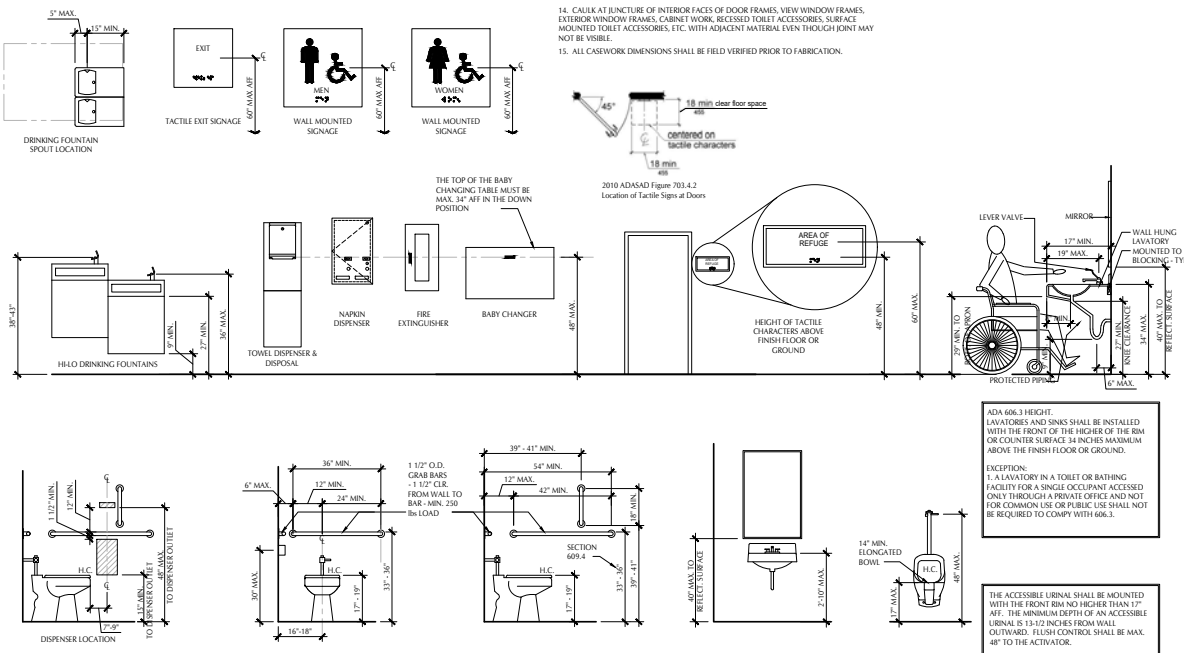
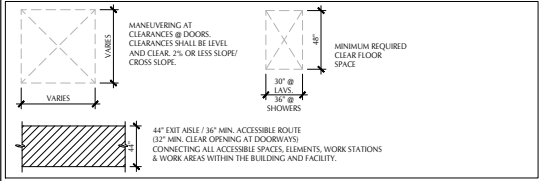
PROJECT NO:

1.0

**ADA NOTES**

- \*\*\*\* HOT LINE TELEPHONE NUMBER - 800-889-ADA-\*\*\*\*
- SIGNS MARKING ACCESSIBLE PARKING SPACES SHALL BE INSTALLED SO THAT THE BOTTOM OF THE SIGN IS 84" MINIMUM IN HEIGHT. ONE OR MORE SHALL IDENTIFY THE VAN ACCESSIBLE SPACE.
  - ALL CROSS SLOPES THAT ARE A PORTION OF THE ACCESSIBLE ROUTE SHALL BE A MAXIMUM OF 2%.
  - ALL ACCESSIBLE PATHS OF TRAVEL TO BE LEVEL. KITCHEN FLOOR SLOPES UNDER THE PATH OF TRAVEL TO BE LESS THAN 1:20. CROSS SLOPES SHALL NOT BE GREATER THAN 1:48 OR 1/4" PER FOOT.
  - ARROWS INDICATE DIRECTION OF FLOOR SLOPE TO DRAINS. SLOPE NOT TO EXCEED 2%.
  - ALL TELEVISIONS SHALL BE HUNG NO LOWER THAN 80" A.F.F. (INCLUDING CORDS).
  - ALL TELEVISION SETS SHALL BE EQUIPPED AND TITLED CLOSED CAPTION TV. MIN. OF ONE SHALL BE SET TO DISPLAY.
  - TABLES SHALL BE A MINIMUM OF 27" CLEAR A.F.F. AND HAVE A CLEAR AREA OF AT LEAST 19" DEEP.
  - COAT HOOKS IN THE TOILET STALLS SHALL BE MTD. TO THE WALLS OF THE STALLS (NOT THE DOOR) AT 48" A.F.F. IN ACCESSIBLE STALLS AND 60" IN STANDARD STALLS. STANDARD STALLS MAY HAVE HOOKS ON DOORS.
  - FLUSH VALVES ON THE TOILETS SHALL ALWAYS BE LOCATED ON THE WIDE SIDE OF THE TOILET STALL. UTILIZE 5 LBS. OF FORCE OR LESS TO OPERATE.
  - ALL PANIC HARDWARE SHALL BE MTD. NO HIGHER THAN 48" A.F.F.
  - ALL FLOOR DRAINS SHALL BE LOCATED OUT OF THE PATH OF TRAVEL SO THAT THE FLOOR DOES NOT HAVE A SLOPE GREATER THAN 2% ALONG AN ACCESSIBLE ROUTE.
  - ALL THRESHOLDS, FLOOR LEVEL CHANGES AND FLOOR TRANSITIONS SHALL NOT EXCEED 1/2" IN HEIGHT AND SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
  - ALL LIGHT SWITCHES, VOLUME CONTROLS, AND THERMOSTATS IN PUBLIC AREAS SHALL BE MTD. NO HIGHER THAN 48" A.F.F. WHEN MOUNTED ON THE SPLASH WALL BEHIND A COUNTER, THE MOUNTING HEIGHT FOR SWITCHES, DISPENSERS AND OTHER USER OPERABLE PARTS ARE 44" AFF FOR FORWARD REACH AND 40" AFF FOR SIDE REACH.
  - ALL RAMPS MUST BE A MAXIMUM OF 1" PER FOOT (1:12) SLOPE.
  - ALL DOOR HARDWARE TO BE ADA COMPLIANT.

**LEGEND**



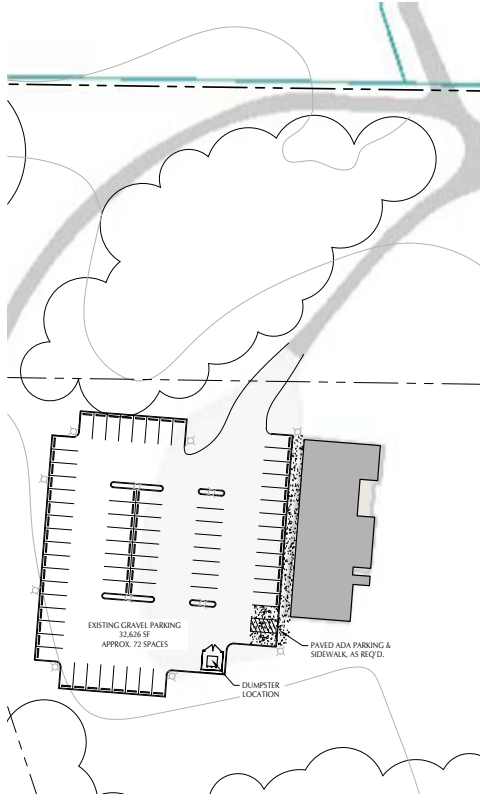
**TYPICAL ACCESSIBLE MOUNTING HEIGHTS**

SCALE: 1/2" = 1'-0"

\*\* SEE FLOOR PLAN FOR LOCATIONS OF ACCESSIBLE FIXTURES. NOT ALL CONDITIONS MAY APPLY

PLOT SCALE: AS NOTED

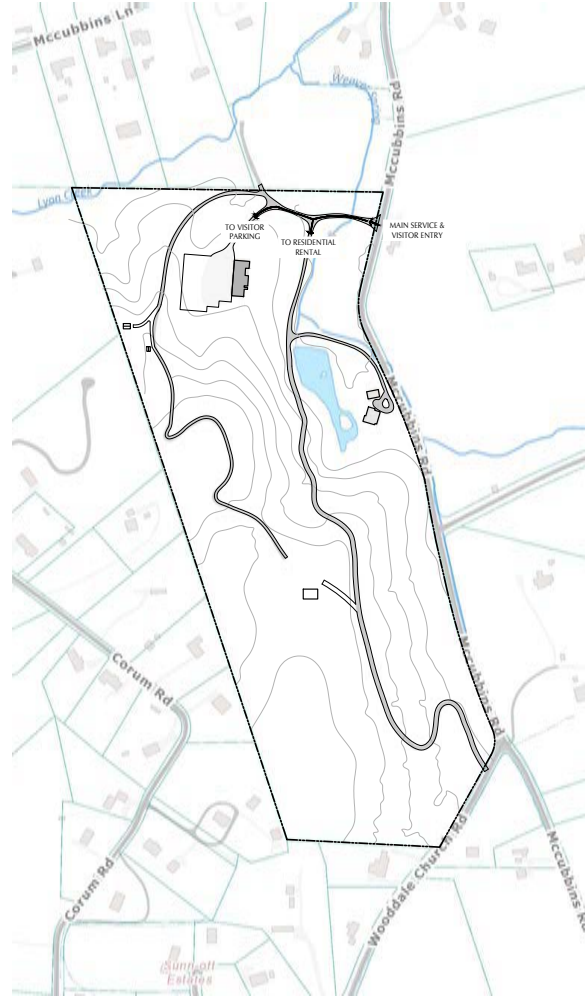
PLOT SCALE: AS NOTED



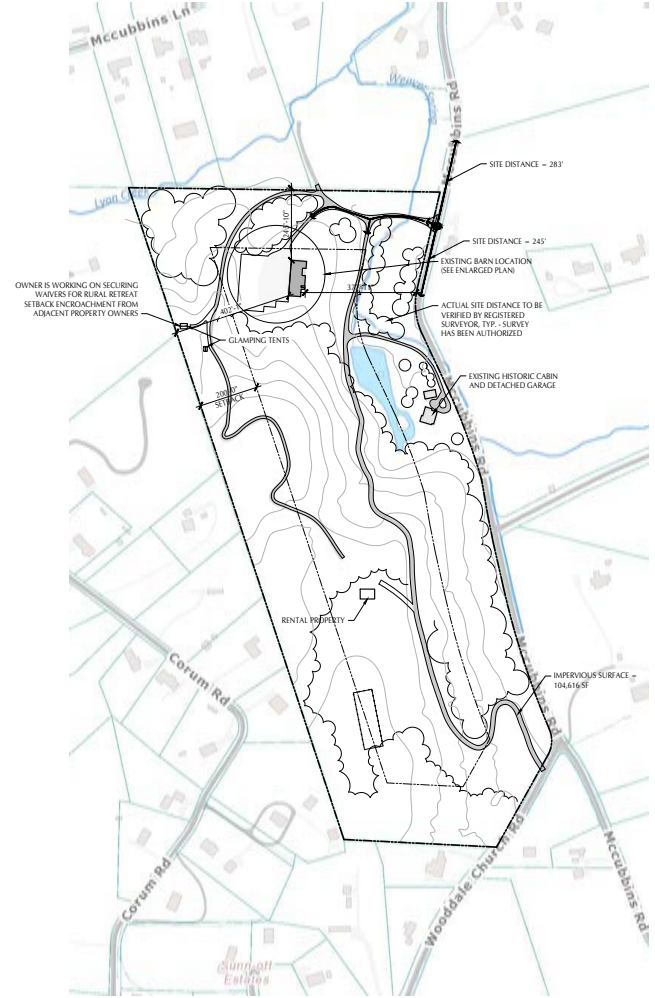
3 ENLARGED SITE PLAN  
2.0 SCALE: 1:40

PROPOSED USE: EVENT VENUE

- BUILDING SETBACKS: 377'-11" FRONT  
245'-10" SIDE  
402'-1" BACK
- EXISTING GRAVEL DRIVEWAYS AND PAVING AREAS TO REMAIN
- NO CHANGES DUE TO GRADING OR DRAINAGE - EXISTING TO REMAIN



2 SITE PLAN - CIRCULATION  
2.0 SCALE: 1:200



1 SITE PLAN  
2.0 SCALE: 1:200

SITE PLAN

REVISIONS:

7-A-23-UR  
Revised: 6/26/2023

DATE: 6/26/2023

FILE NAME: Stables - 20

PROJECT NO:

2.0





**Johnson  
Architecture**

2332 News Sentinel Dr., Ste 230  
Knoxville, TN 37921  
865.671.9060  
jamc.com

File Number 7-A-23-UF  
NOT FOR CONSTRUCTION

Submitted for Knox  
County Planning Use  
on Review  
NOT FOR CONSTRUCTION

6/26/2023

A Renovation for:  
**THE STABLES AT STRAWBERRY CREEK**  
733 McCubbins Road  
Knoxville, Tennessee 37924

FLOOR PLAN

REVISIONS:

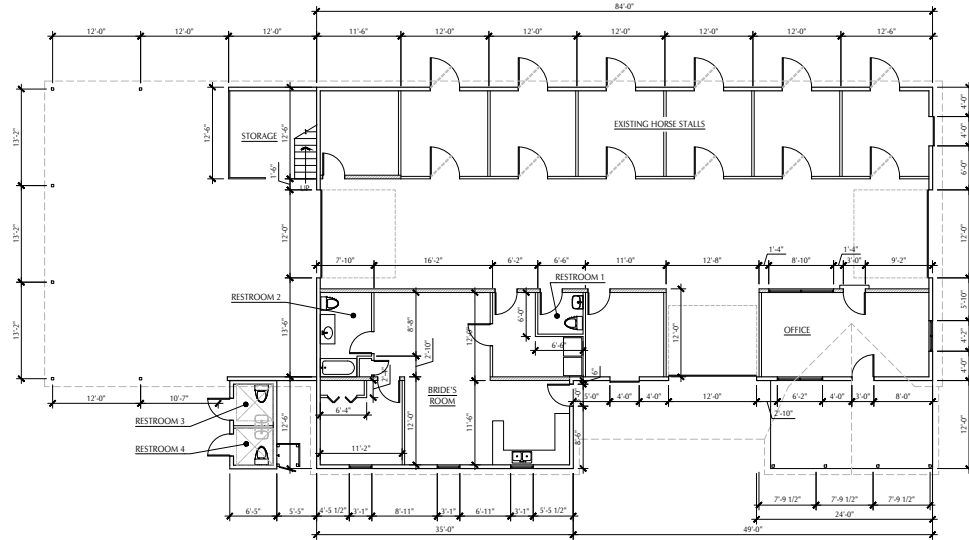
7-A-23-UR  
Revised: 6/26/2023

DATE: 6/26/2023

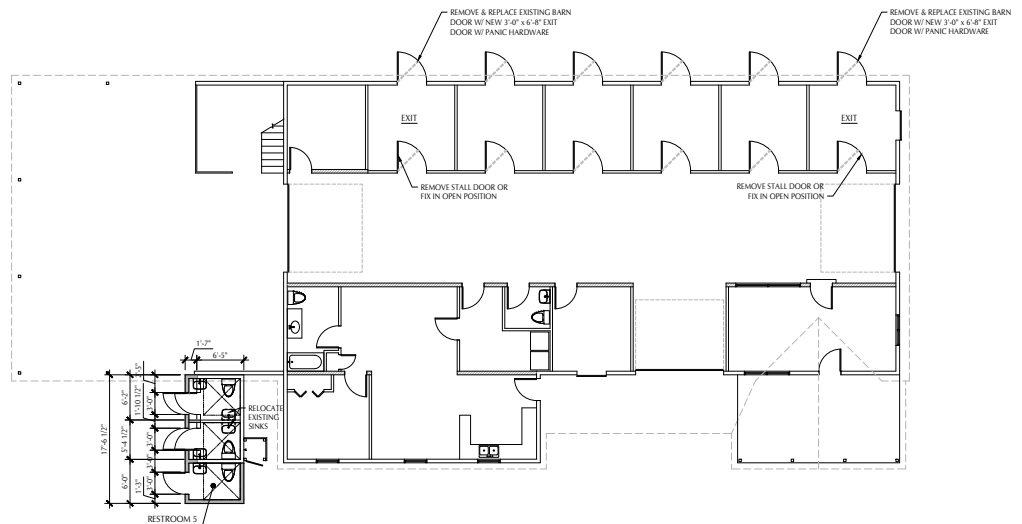
FILE NAME: Stables - 21

PROJECT NO:

2.1



1 FLOOR PLAN - EXISTING  
2.1 SCALE: 1/8" = 1'-0"



2 FLOOR PLAN - PROPOSED  
2.1 SCALE: 1/8" = 1'-0"

NOTE: AMPLIFICATION USED ON SITE SHALL NOT EXCEED FORTY (40) DECIBELS (dB) BETWEEN THE HOURS OF 9:00 PM AND 9:00 AM, AND SHALL NOT EXCEED FIFTY (50) DECIBELS (dB) AT ANY OTHER TIME

OCCUPANCY	
DESCRIPTION	OCCUPANTS
OUTDOOR ASSEMBLY	86 OCCUPANTS
OUTDOOR STORAGE	1 OCCUPANTS
INDOOR ASSEMBLY	93 OCCUPANTS
INDOOR STORAGE	1 OCCUPANTS
CRUISE	10 OCCUPANTS
TOTAL	191 OCCUPANTS
PARKING	
REQUIRED	PROVIDED
64 SPACES	73 SPACES



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6/26/2023

A Renovation for:  
**THE STABLES AT STRAWBERRY CREEK**  
733 McCubbins Road  
Knoxville, Tennessee 37924

EXTERIOR ELEVATIONS

REVISIONS:

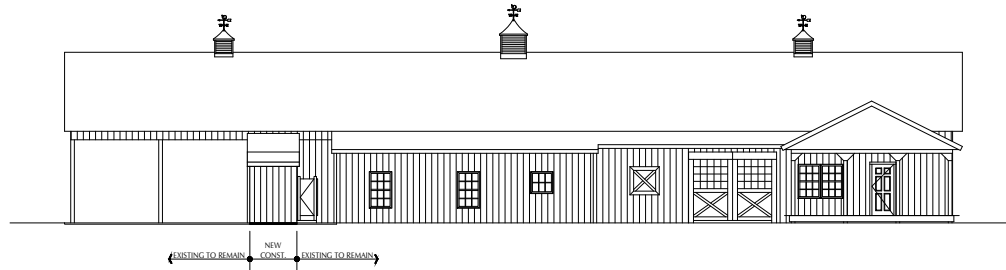
7-A-23-UR  
Revised: 6/26/2023

DATE: 6/26/2023

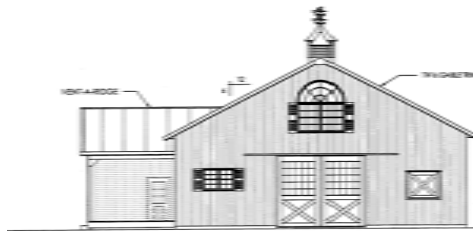
FILE NAME: Stables - 31

PROJECT NO:

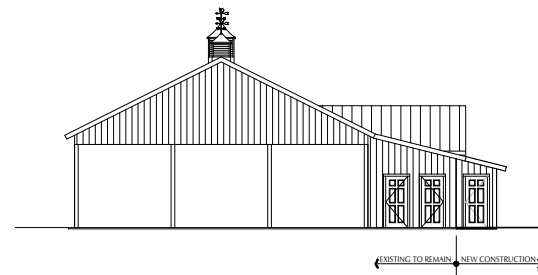
3.1



1  
3.1 EXTERIOR ELEVATION - WEST  
SCALE: 1/8" = 1'-0"



3  
3.1 EXTERIOR ELEVATION - SOUTH  
SCALE: 1/8" = 1'-0"



2  
3.1 EXTERIOR ELEVATION - NORTH  
SCALE: 1/8" = 1'-0"



4  
3.1 EXTERIOR ELEVATION - EAST  
SCALE: 1/8" = 1'-0"



# ARC1 LED

## Architectural Wall Luminaire



**7-A-23-UR**  
**Revised: 6/26/2023**

Catalog  
Number

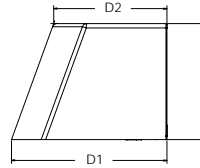
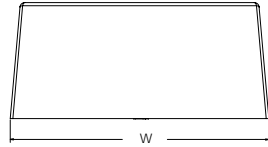
Notes

Type

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

### Specifications

**Depth (D1):** 6.5"  
**Depth (D2):** 4.75"  
**Height:** 5"  
**Width:** 11"  
**Weight:** 7 lbs  
 (without options)



### Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC1 delivers up to 3,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

### ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

### Ordering Information

**EXAMPLE: ARC1 LED P2 40K MVOLT PE DDBXD**

Series	Package	Color Temperature	Voltage	Options	Finish
ARC1 LED	P1 1,500 Lumens	30K 3000K	MVOLT 347 <sup>1</sup>	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) <sup>1</sup>	DDBXD Dark bronze
	P2 2,000 Lumens	40K 4000K		PE Button type photocell for dusk-to-dawn operation	DBLXD Black
	P3 3,000 Lumens	50K 5000K		DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) <sup>2</sup>	DNAXD Natural aluminum
				SPD6KV 6kV surge protection	DWHXD White
				FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100% <sup>2</sup>	DSSXD Sandstone
					DDBTXD Textured dark bronze
					DBLBXD Textured black
					DNATXD Textured natural aluminum
					DWHGXD Textured white
					DSSTXD Textured sandstone

### Accessories

*Ordered and shipped separately.*

WSBBW DDBXD U Surface - mounted back box (specify finish)

### NOTES

- 347V not available with E4WH.
- FAO not available with DMG.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • [www.lithonia.com](http://www.lithonia.com)  
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ARC1 LED  
 Rev. 03/02/22

**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	30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
		Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	11W	1,376	127	0	0	0	1,454	134	0	0	0	1,464	135	0	0	0
P2	17W	2,035	121	1	0	1	2,151	128	1	0	1	2,165	129	1	0	1
P3	25W	2,859	117	1	0	1	3,021	123	1	0	1	3,041	124	1	0	1

**Electrical Load**

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	11W	0.111	0.061	0.053	0.047	0.045
P2	17W	0.139	0.081	0.071	0.063	0.060
P3	25W	0.208	0.122	0.108	0.097	0.081

**Lumen Output in Emergency Mode (4000K, 80 CRI)**

Option	Lumens
E4WH	620

**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
10°C / 50°F	1.02
20°C / 68°F	1.01
25°C / 77°F	1.00
30°C / 86°F	0.99
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.

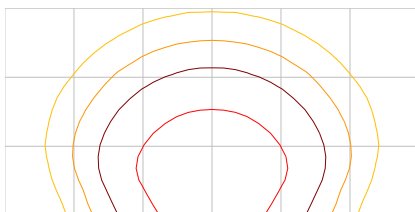
Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	0.97	>0.96	>0.95	>0.91

**Photometric Diagrams**

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc



MH = 10ft  
Grid = 10ft x 10ft

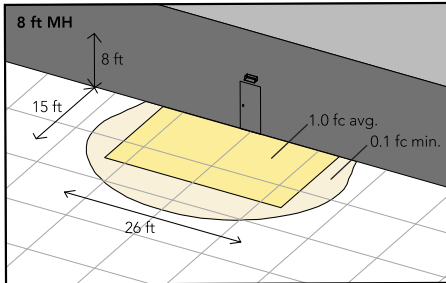
ARC1 LED P3 40K

## Emergency Battery Backup

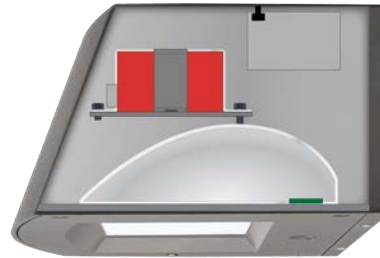
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode.



ARC1 LED 40K MVOLT E4WH



Self-contained solution for clean aesthetic

## Mounting, Options & Accessories



### E4WH – 4W Emergency Battery Backup

D = 6.5"  
H = 5"  
W = 11"



### BBW – Standard Back Box

D = 1.5"  
H = 4"  
W = 5.5"

For surface conduit applications.  
3/4" conduit entry holes.

## FEATURES & SPECIFICATIONS

### INTENDED USE

The clean architectural shape of the ARC LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long-life LEDs and driver make this luminaire nearly maintenance-free.

### CONSTRUCTION

The die-cast aluminum housing and door act as heat sinks to optimize thermal transfer from the light engine and driver to promote long-life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

### 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. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

### OPTICS

Recessed lens to cut off high angle light and reduce glare. Combination of diffused lens and reflector design has low surface brightness creating a visually comfortable environment with great distribution. LEDs are fully hidden from view to eliminate pixelization and harsh glare. The ARC LED 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 consists of high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long-life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire is 0-10V dimmable.

### INSTALLATION

The universal wall plate, supplied with the luminaire, fits multiple size junction boxes and supports the luminaire during wiring for easy installation. Built-in wet location wiring compartment on the luminaire to accommodate wiring connections for where there is no junction box. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

### LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. 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 DarkSky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. Rated for -40°C minimum ambient.

### WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](http://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.



# D-Series Size 1 LED Wall Luminaire



Buy American

Catalog  
Number

Notes

Type

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

d#series

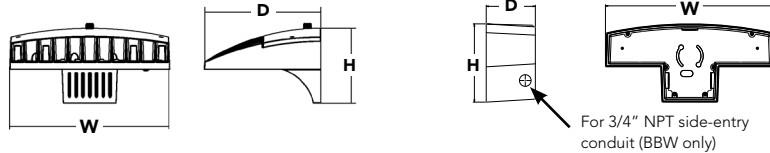
**7-A-23-UR**  
**Revised: 6/26/2023**

## Specifications Luminaire

<b>Width:</b>	13-3/4" (34.9 cm)	<b>Weight:</b>	12 lbs (5.4 kg)
<b>Depth:</b>	10" (25.4 cm)		
<b>Height:</b>	6-3/8" (16.2 cm)		

## Back Box (BBW, E20WC)

<b>Width:</b>	13-3/4" (34.9 cm)	<b>BBW Weight:</b>	5 lbs (2.3 kg)
<b>Depth:</b>	4" (10.2 cm)	<b>E20WC Weight:</b>	10 lbs (4.5 kg)
<b>Height:</b>	6-3/8" (16.2 cm)		



## Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

## Ordering Information

**EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DBBTD**

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) <sup>1</sup>	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) <sup>1</sup>	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT <sup>2</sup> 120 <sup>3</sup> 208 <sup>3</sup> 240 <sup>3</sup> 277 <sup>3</sup> 347 <sup>3,4</sup> 480 <sup>3,4</sup>	<b>Shipped included</b> (blank) Surface mounting bracket <b>BBW</b> Surface-mounted back box (for conduit entry) <sup>5</sup>	<b>Shipped installed</b> <b>PE</b> Photoelectric cell, button type <sup>6</sup> <b>DMG</b> 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) <b>PIR</b> 180° motion/ambient light sensor, <15' mtg ht <sup>1,7</sup> <b>PIRH</b> 180° motion/ambient light sensor, 15-30' mtg ht <sup>1,7</sup> <b>PIR1FC3V</b> Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc <sup>1,7</sup> <b>PIRH1FC3V</b> Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc <sup>1,7</sup> <b>E20WC</b> Emergency battery backup (includes external component enclosure), CA Title 20 compliant <sup>8,9</sup>

Other Options	Finish (required)
<b>Shipped installed</b> <b>SF</b> Single fuse (120, 277 or 347V) <sup>3,10</sup> <b>DF</b> Double fuse (208, 240 or 480V) <sup>3,10</sup> <b>HS</b> House-side shield <sup>11</sup> <b>SPD</b> Separate surge protection <sup>12</sup>	<b>Shipped separately</b> <sup>11</sup> <b>BSW</b> Bird-deterrent spikes <b>VG</b> Vandal guard <b>DDL</b> Diffused drop lens <b>DDBXD</b> Dark bronze <b>DBLXD</b> Black <b>DNAXD</b> Natural aluminum <b>DWHXD</b> White <b>DSSXD</b> Sandstone <b>DBBTD</b> Textured dark bronze <b>DBLBXD</b> Textured black <b>DNATXD</b> Textured natural aluminum <b>DWHGXD</b> Textured white <b>DSSTXD</b> Textured sandstone

## Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXWVG U	Vandal guard accessory

## NOTES

- 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at [www.lithonia.com](http://www.lithonia.com)
- Not available with SPD.
- Not available with E20WC.
- Also available as a separate accessory; see Accessories information.
- Not available with E20WC.



# Performance Data

## Lumen Output

7-A-23-UR  
Revised: 6/26/2023

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)					
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69	
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66	
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68	
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67	
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66	
	530 mA	19W	TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69	
			T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67	
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63	
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66	
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65	
	700 mA	26W	T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64	
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66	
			T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59	
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57	
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59	
	1000 mA	39W	T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58	
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57	
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59	
			T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57	
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55	
	20C (20 LEDs)	350mA	23W	T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
				T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
				T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
				TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
T2S				2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77	
530 mA		35W	T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74	
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76	
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76	
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74	
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77	
700 mA		46W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72	
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68	
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71	
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70	
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69	
1000 mA		73W	TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71	
			T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67	
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64	
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66	
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65	
1000 mA		73W	T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64	
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66	
			T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61	
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58	
	T3S		7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60		
T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59				
T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58				
TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60				

## 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	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform 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	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

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Revised: 6/26/2023

### Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

### Motion Sensor Default Settings

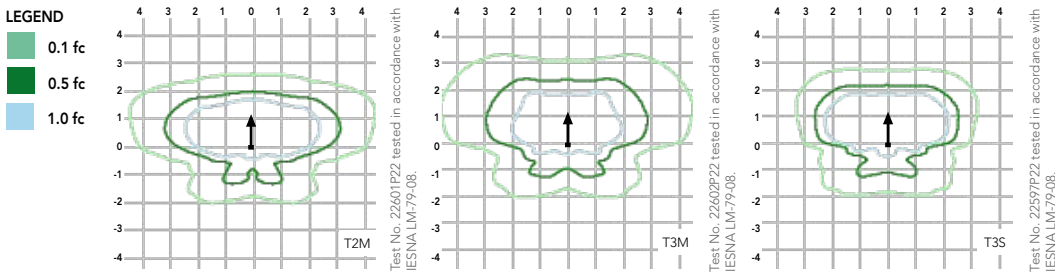
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

\*For use when motion sensor is used as dusk to dawn control

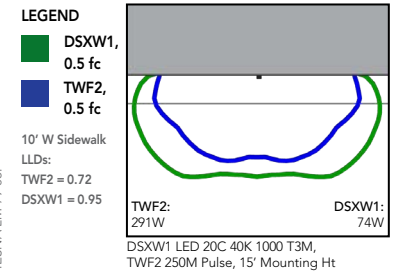
## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Size 1 homepage](#).

Isfootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



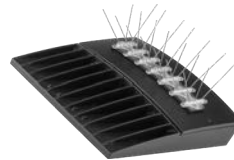
## Options and Accessories



T3M (left)



HS - House-side shields



BSW - Bird-deterrent spikes



VG - Vandal guard



DDL - Diffused drop lens

## FEATURES & SPECIFICATIONS

### INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

### CONSTRUCTION

Two-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. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

### 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 textured and non-textured finishes.

### OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

### ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

### INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

### LISTINGS

CSA certified to U.S. and Canadian standards. 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.

### BUY AMERICAN

This product 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/resources/buy-american](http://www.acuitybrands.com/resources/buy-american) for additional information.

### WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](http://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.







# WEDGE1 LED

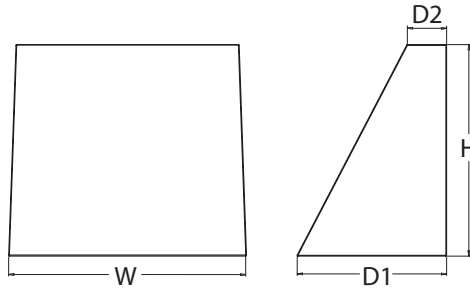
## Architectural Wall Sconce



**7-A-23-UR**  
**Revised: 6/26/2023**

### Specifications

**Depth (D1):** 5.5"  
**Depth (D2):** 1.5"  
**Height:** 8"  
**Width:** 9"  
**Weight:** 9 lbs  
 (without options)



Catalog Number

Notes

Type

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

### Introduction

The WEDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with architecture. The clean rectilinear design is available in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WEDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WEDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

### WEDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WEDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WEDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WEDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WEDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

### Ordering Information

**EXAMPLE: WEDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD**

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WEDGE1 LED	P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K <sup>1</sup> 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347 <sup>2</sup>	<b>Shipped included</b> SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) <sup>5</sup> <b>Shipped separately</b> AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.

Options	Finish
E4WH <sup>3</sup> Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	DDBXD Dark bronze
PE <sup>4</sup> Photocell, Button Type	DBLXD Black
DS Dual switching ( comes with 2 drivers and 2 light engines; see page 3 for details)	DNAXD Natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD White
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD Sandstone
	DDBTXD Textured dark bronze
	DBLTXD Textured black
	DNATXD Textured natural aluminum
	DWHGXD Textured white
	DSSTXD Textured sandstone

### Accessories

Ordered and shipped separately.

WDGEAWS DDBXD U WEDGE 3/8inch Architectural Wall Spacer (specify finish)  
 WDGE1PBBW DDBXD U WEDGE1 surface-mounted back box (specify finish)

### NOTES

- 50K not available in 90CRI.
- 347V not available with E4WH, DS or PE.
- E4WH not available with PE or DS.
- PE not available with DS.
- Not qualified for DLC. Not available with E4WH.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • [www.lithonia.com](http://www.lithonia.com)  
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WEDGE1 LED  
 Rev. 01/04/21

**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	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

**Electrical Load**

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

**Lumen Multiplier for 90CRI**

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

**Lumen Output in Emergency Mode (4000K, 80 CRI)**

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

**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	1.03
10°C / 50°F	1.02
20°C / 68°F	1.01
25°C / 77°F	1.00
30°C / 86°F	0.99
40°C / 104°F	0.98

**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.

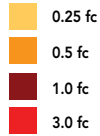
Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

## Photometric Diagrams

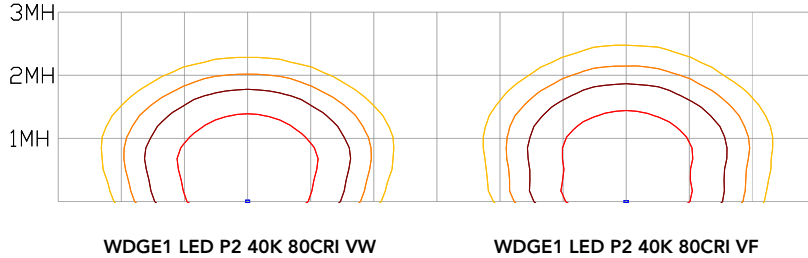
To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

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Revised: 6/26/2023

### LEGEND



MH = 8ft  
Grid = 8ft x 8ft



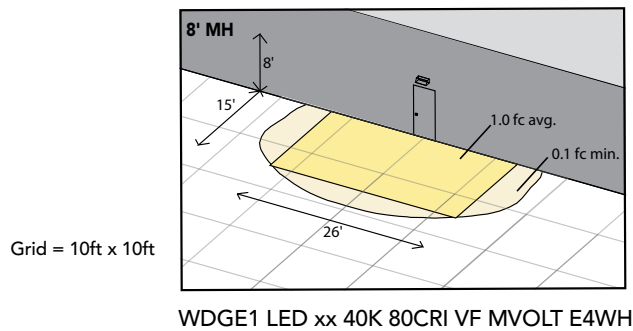
## Emergency Egress Options

### Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

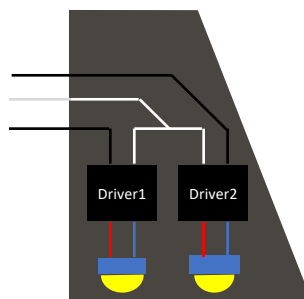
The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.



### Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9





**E4WH – 4W Emergency Battery Backup**

D = 5.5"  
H = 8"  
W = 9"



**PBBW – Surface-Mounted Back Box**  
Use when there is no junction box available.

D = 1.75"  
H = 8"  
W = 9"



**AWS – 3/8inch Architectural Wall Spacer**

D = 0.38"  
H = 4.4"  
W = 7.5"

**FEATURES & SPECIFICATIONS**

**INTENDED USE**

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

**CONSTRUCTION**

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

**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. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

**OPTICS**

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED 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 consists of high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2).

**INSTALLATION**

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

**LISTINGS**

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. 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 2700K and 3000K color temperature only and SRM mounting only.

**WARRANTY**

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



# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Holston Springs LLC**

Applicant Name

Affiliation

**5/18/2023**

Date Filed

**7/13/2023**

Meeting Date (if applicable)

**7-A-23-UR**

File Number(s)

## CORRESPONDENCE

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

**Bobby Bramhall Holston Springs LLC**

Name / Company

**4817 River Place Dr Knoxville TN 37914**

Address

**979-777-0882 / bobbybramhall@yahoo.com**

Phone / Email

## CURRENT PROPERTY INFO

**Holston Springs LLC**

Owner Name (if different)

**733 McCubbins Rd Knoxville TN 37924**

Owner Address

**979-777-0882**

Owner Phone / Email

**1144 WOODDALE CHURCH RD / 733 MCCUBBINS RD**

Property Address

**73 203**

Parcel ID

**43 acres**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**West of the intersection of McCubbins Rd and Carter Mill Dr**

General Location

City **Commission District 8 A (Agricultural)**

**Rural Residential,  
Agriculture/Forestry/Vacant Land**

County District Zoning District

Existing Land Use

**East County**

Planning Sector

**LDR (Low Density Residential), HP (Hillside Protection), S**

Sector Plan Land Use Classification

**Planned Growth Area**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) <b>Rural Retreat</b>	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Density (units/acre)    Previous Zoning Requests		
Additional Information _____		

## STAFF USE ONLY

### PLAT TYPE

- Staff Review     Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)  
 Design Plan Certification (Final Plat)  
 Site Plan (Development Request)  
 Traffic Impact Study  
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
<b>\$1,600.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	<b>Holston Springs LLC</b>	<b>5/18/2023</b>
	Please Print	Date

Property Owner Signature	<b>Holston Springs LLC</b>	<b>5/18/2023</b>
	Please Print	Date



# 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

Bobby Bramhall for Holston Springs LLC

Owner

Applicant Name

Affiliation

Date Filed 5/10/23

Meeting Date (if applicable) 7/13/23

File Number(s)

7-A-23-UR

**CORRESPONDENCE**

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

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Bobby Bramhall

Name	Company		
4817 River Place Dr.	Knoxville	TN	37914
Address	City	State	ZIP
9797770882	bobbybramhall@yahoo.com		
Phone	Email		

**CURRENT PROPERTY INFO**

Holston Springs LLC	733 McCubbins Rd. Knoxville, TN 37924	9797770882
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
1144 Wooddale Church Rd 733 McCubbins Rd. Knoxville, TN 37924	073 203	
Property Address	Parcel ID	
	Corum Well Drilling & Pump Service	Y
Sewer Provider	Water Provider	Septic (Y/N)

**STAFF USE ONLY**

General Location	Tract Size	
<input type="checkbox"/> City <input type="checkbox"/> County		
District	Zoning District	Existing Land Use
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

### DEVELOPMENT REQUEST

- Development Plan   
  Use on Review / Special Use   
  Hillside Protection COA  
 Residential   
  Non-Residential

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

Other (specify) Rural retreat

Related City Permit Number(s)

### SUBDIVISION REQUEST

Proposed Subdivision Name

\_\_\_\_\_  Combine Parcels   
  Divide Parcel   
 \_\_\_\_\_ Total Number of Lots Created  
 Unit / Phase Number

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

Related Rezoning File Number

### ZONING REQUEST

Zoning Change   
 \_\_\_\_\_ Proposed Zoning

Plan Amendment Change   
 \_\_\_\_\_ Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) \_\_\_\_\_

Pending Plat File Number

### 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	Total
Fee 2	
Fee 3	

### AUTHORIZATION

  
Bobby Bramhall  
 Applicant Signature

Bobby Bramhall for Holston Springs LLC  
 Please Print

4/3/23  
 Date

9797770882  
 Phone Number

bobbybramhall@yahoo.com  
 Email

  
Bobby Bramhall  
 Property Owner Signature

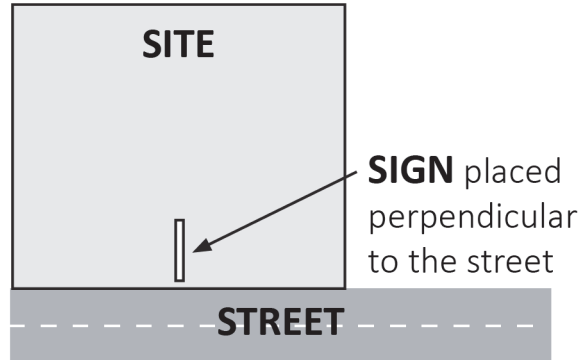
Bobby Bramhall for Holston Springs LLC  
 Please Print

4/3/23  
 Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.



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:*

\_\_\_\_\_ June 30, 2023 \_\_\_\_\_ and \_\_\_\_\_ July 14, 2023 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Bobby Bramhall for Holston Springs L

Date: 5/18/2023

File Number: 7-A-23-UR

- Sign posted by Staff
- Sign posted by Applicant