



USE ON REVIEW REPORT

▶ **FILE #:** 5-E-23-UR

AGENDA ITEM #: 34

AGENDA DATE: 5/11/2023

▶ **APPLICANT:** TERRY ROMANS

OWNER(S): Joe Touchton

TAX ID NUMBER: 138 082.01, 082, 082.02

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 CHAPMAN HWY, 121 WHITES SCHOOL RD, 0 WHITES SCHOOL RD

▶ **LOCATION:** West of Whites School Rd, North of Chapman Hwy

▶ **APPX. SIZE OF TRACT:** 4.76 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Whites School Road, a local street with a 17-ft pavement width within a 35-ft to 45-ft right-of-way. Access is also via Chapman Highway, a major arterial street with a 48-ft pavement width within a 106-ft to 135-ft right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox Chapman Sewer

WATERSHED: Hinds Creek

▶ **ZONING:** CA (General Business)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Indoor storage facility

HISTORY OF ZONING: In 2000, the property was rezoned from A (Agricultural) to CA (General Business) (2-D-00-RZ); In 2002, it was rezoned from CA to OB (Office, Medical & Related Services) (9-I-02-RZ); In 2008, it was rezoned from OB to CA (11-H-08-RZ)

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant - A (Agricultural)
South: Single family residential, public/quasi-public - A (Agricultural), CA (General Business)
East: Agriculture/forestry/vacant - A (Agricultural), RA (Low Density Residential)
West: Commercial - CA (General Business)

NEIGHBORHOOD CONTEXT: This property is at the end of a commercial node along Chapman Highway and also at the entrance of a forested residential and agricultural area to the north along Whites School Road. A church and single family home are adjacent to the south.

STAFF RECOMMENDATION:

► **Approve the request for a self-service storage facility with approximately 110,500 square feet of floor area, subject to 6 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including the required stream buffer along the two tributaries to Hines Creek, as well as widening Whites School Road, if required, during the permitting phase.
3. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
4. Meeting all applicable requirements of the Tennessee Department of Transportation.
5. Meeting all applicable requirements of the standards for self-service storage facilities in Article 4.93 of the Zoning Ordinance. This includes installing a minimum 6-ft wide landscaping strip between the development (i.e., buildings and parking lots) and both street frontages, maintaining a landscaped buffer with a minimum width of 20 ft between the development and the two properties along the southern border, providing a minimum 10% transparency on the first floor street facing façade, and ensuring all lighting and glare is deflected, shaded, and focused away from all adjoining property.
6. Installing all landscaping before the final building inspection, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee its installation.

With the conditions noted above, this request meets all requirements for approval in the CA (General Business) zone, and the criteria for approval of a use on review.

COMMENTS:

This proposal is for a two-story, 98,750 square foot self-service storage facility and a one-story 11,750 square foot RV/boat storage facility. The general maximum height will be 20 feet. The site will be accessible from Chapman Highway and Whites School Road.

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

- A. The South County Sector Plan's GC (General Commercial) land use classification permits the subject property's CA (General Business) zone, which allows consideration of the proposed self-storage facility.
- B. The proposed use does not conflict with the General Plan. Development policy 7.2 recommends reducing water pollution by retaining trees and ground cover near streams. The applicant will work with Knox County Engineering and Public Works (EPW) to ensure stormwater management and stream buffer requirements of a 25-ft inner and an average 25-ft outer vegetative buffer are being met.
- C. The Chapman Highway Corridor Study identifies commercial zoning between Marine Road and Whites School Road as a land use issue of concern, due to topography and access issues. However, the Study provides strategies for maintaining Chapman Highway's capacity if commercial development continues. Proposed access to Chapman Highway is right-in and right-out only. The Tennessee Department of Transportation (TDOT) has indicated that they plan to add a turn lane to this section of the highway, and the applicant will work with TDOT on any future access changes that may arise from capital improvements.

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

- A. The CA zone is intended for retail businesses and services, and generally not for manufacturing or processing of materials. The proposed storage facility provides a service of secure space where clients can store and retrieve their goods, which aligns with the overall intent of the CA zone.
- B. With the noted conditions for approval, the proposed use will meet the standards for use-on-review approval of self-service storage facilities per Article 4.93.

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 subject property is part of a CA-zoned corridor along Chapman Highway where there are two other self-storage facilities in close proximity to the west. This business agglomeration is in keeping with the established character of the commercial node.
- B. There is one house adjacent to the proposed storage facility, but other residential properties along Whites School Road are further north and separated by a dense forest buffer. This development should not have a significant impact on the character of that residential and agricultural neighborhood.

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

A. The property is adjacent to one single-family residence and a church at the corner of Chapman Highway and Whites School Road. Natural vegetative buffers will be maintained between these properties and the proposed development. Outdoor lighting will be designed to shield these properties from direct illumination, as required by condition 5. With these properties' close proximity to a major arterial street and established commercial land uses, the proposed storage facility should not cause significant injury to property values.

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

A. The site plan shows access from Whites School Road, which is a narrow local street. However, it is a short distance - approximately 1/10 of a mile - from Chapman Highway to the entrance of the storage facility on Whites School Road. The storage facility should not have a significant traffic volume impact on this local street.
B. The applicant will work with Knox County EPW during permitting to determine whether the developer must widen Whites School Road to 18 ft from Chapman Highway to the facility entrance.

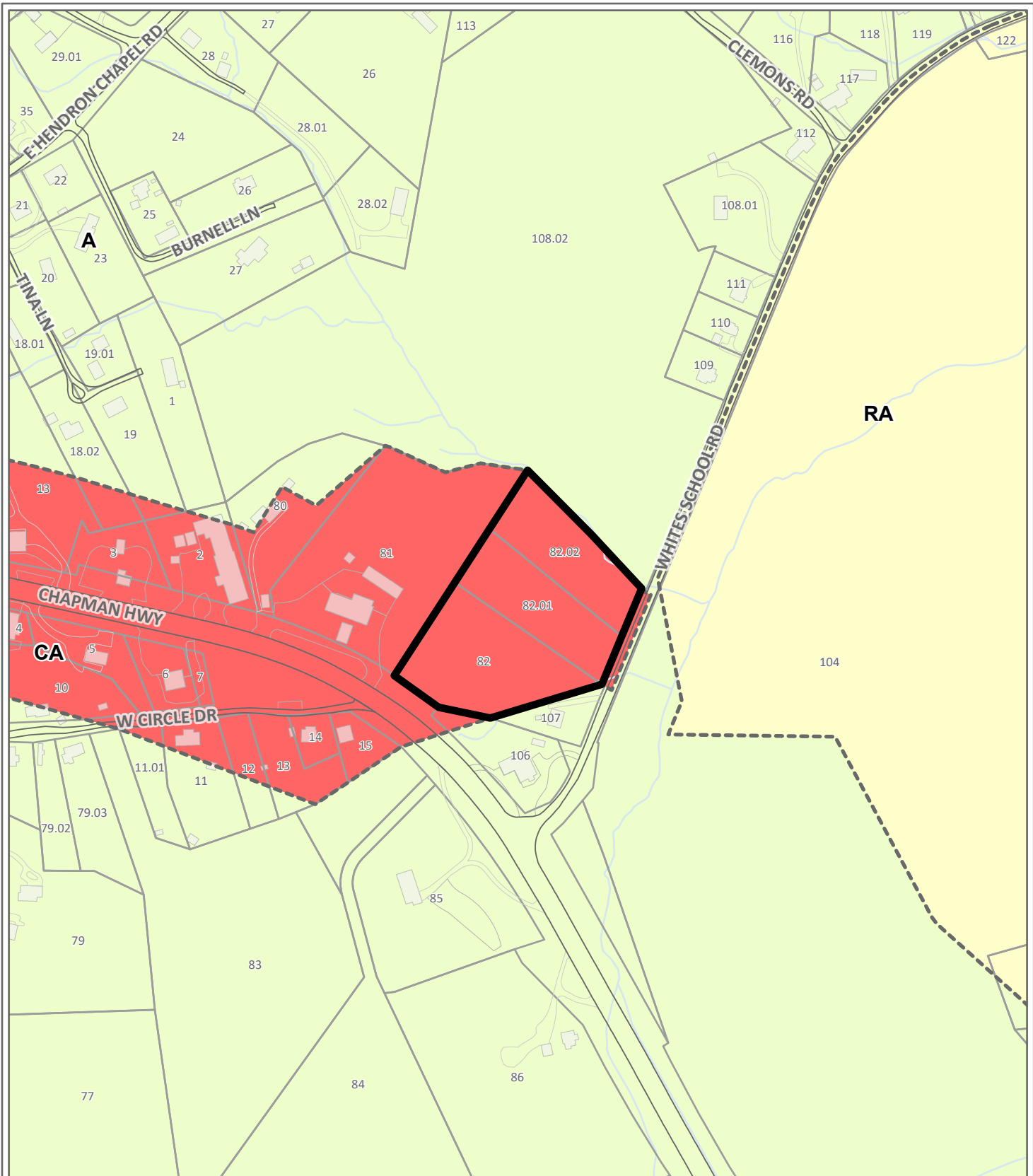
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. The property is bordered by two tributaries to Hines Creek along its northern and southern boundaries. FEMA floodplain data is not available at the property's location. The applicant will work with Knox County EPW to determine whether flood protection is needed, and ensure that there is adequate on-site stormwater management and stream buffering at the time of permitting.
B. The northern 1.8 acres of the subject parcel are in the Hillside Protection (HP) overlay. The disturbance budget within the HP overlay is 1.25 acres, which generally relates to the area that has already been disturbed. Further disturbance of existing vegetation is not recommended in order to mitigate potential hazardous conditions with the stream.

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.



ZONING MAP

5-E-23-UR

Petitioner: Terry Romans



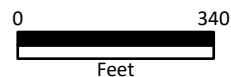
Indoor storage facility in CA (General Business)

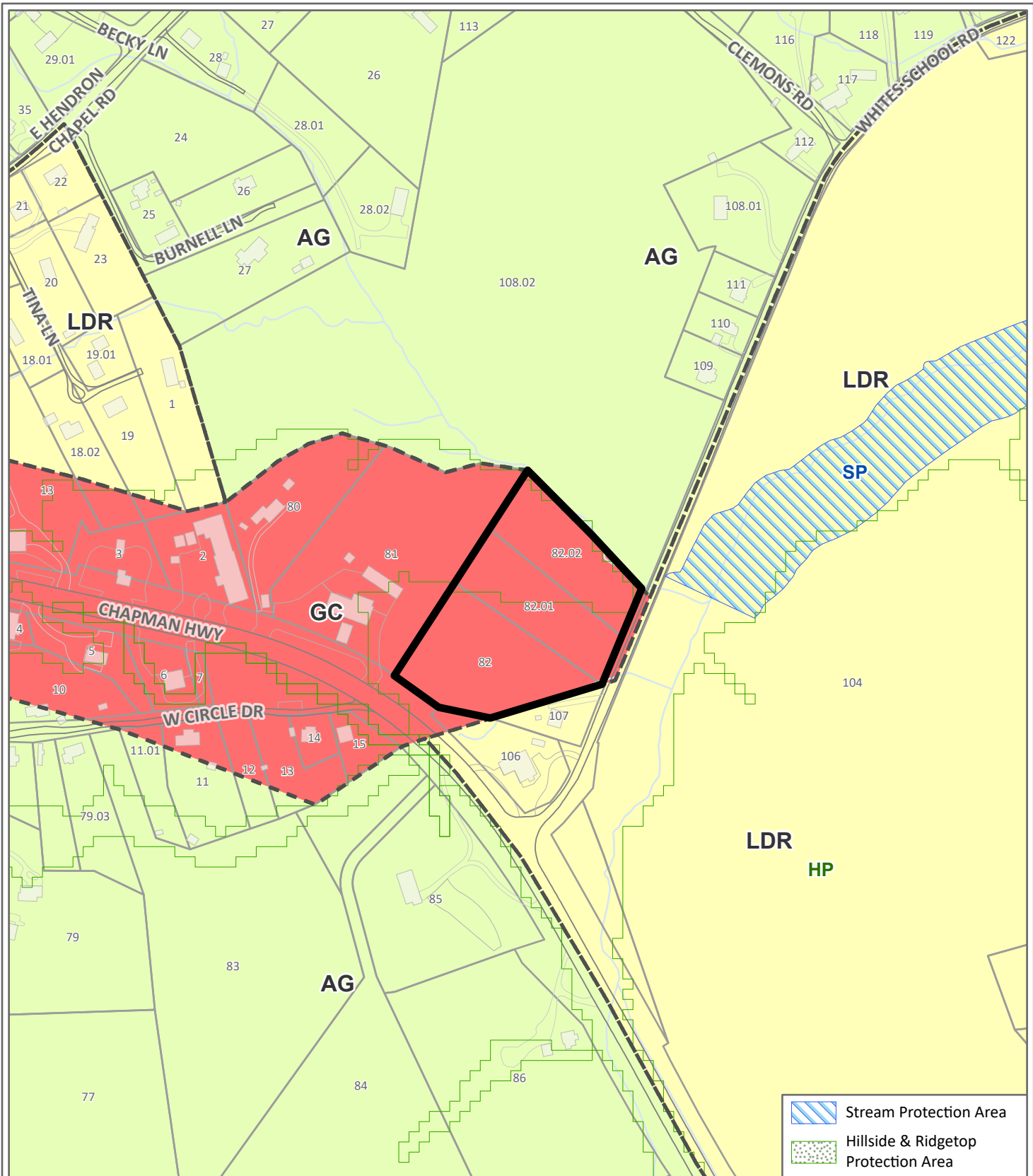
Map No: 138



Jurisdiction: County

Original Print Date: 4/17/2023

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





 Stream Protection Area
 Hillside & Ridgetop Protection Area

SOUTH COUNTY SECTOR PLAN MAP

5-E-23-UR

Petitioner: Terry Romans



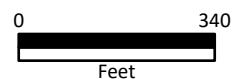
Case boundary

Map No: 138

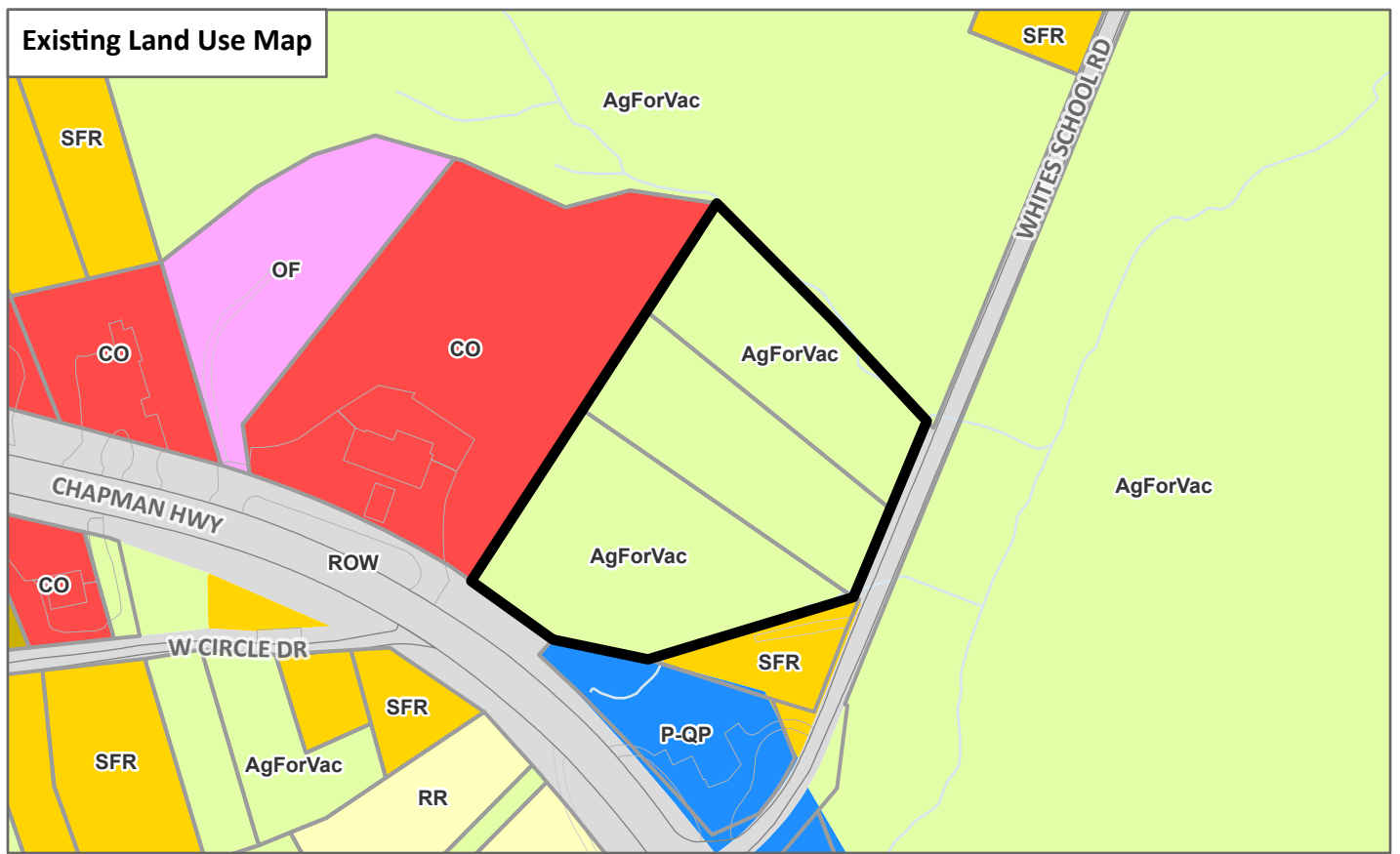
Jurisdiction: County

Original Print Date: 5/3/2023

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



Existing Land Use Map



Aerial Map

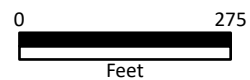


CONTEXTUAL MAPS

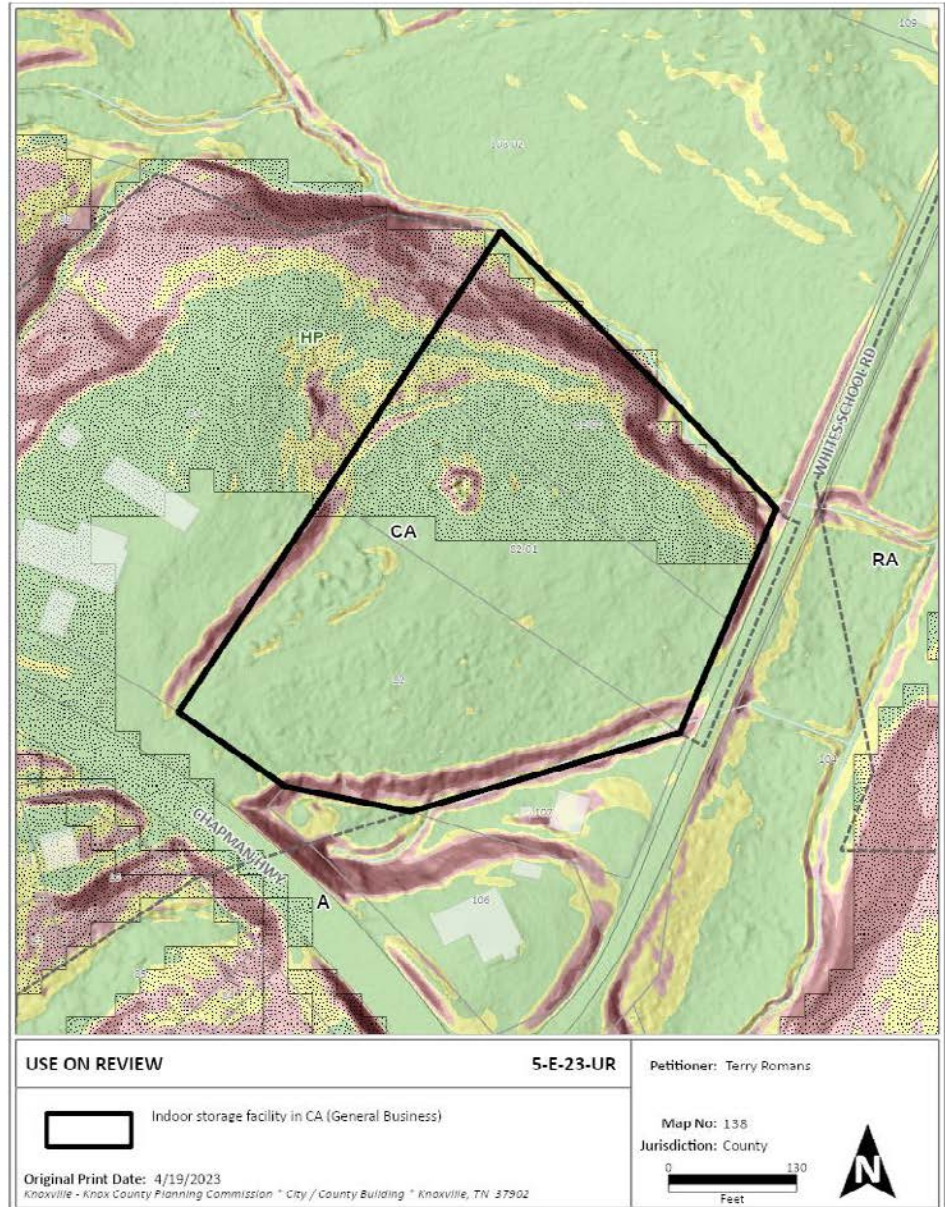
5-E-23-UR



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	4.75		
Non-Hillside	2.95	N/A	
0-15% Slope	1.04	100%	1.04
15-25% Slope	0.29	50%	0.14
25-40% Slope	0.22	20%	0.04
Greater than 40% Slope	0.25	10%	0.02
Ridgetops			
Hillside Protection (HP) Area	1.80	Recommended disturbance budget within HP Area (acres)	1.25
		Percent of HP Area	0.70



PINNACLE STORAGE

CHAPMAN HIGHWAY
KNOXVILLE, TENNESSEE

OWNER:

JOE TOUCHTON
6017 CHALMERS DR
KNOXVILLE, TN 37920
(865) 659-9121

DEVELOPER:

ROBERT HIGH DEVELOPMENT
324 GREENVILLE AVE
WILMINGTON, NC 28403
(910) 790-9490

ENGINEER/SURVEYOR:

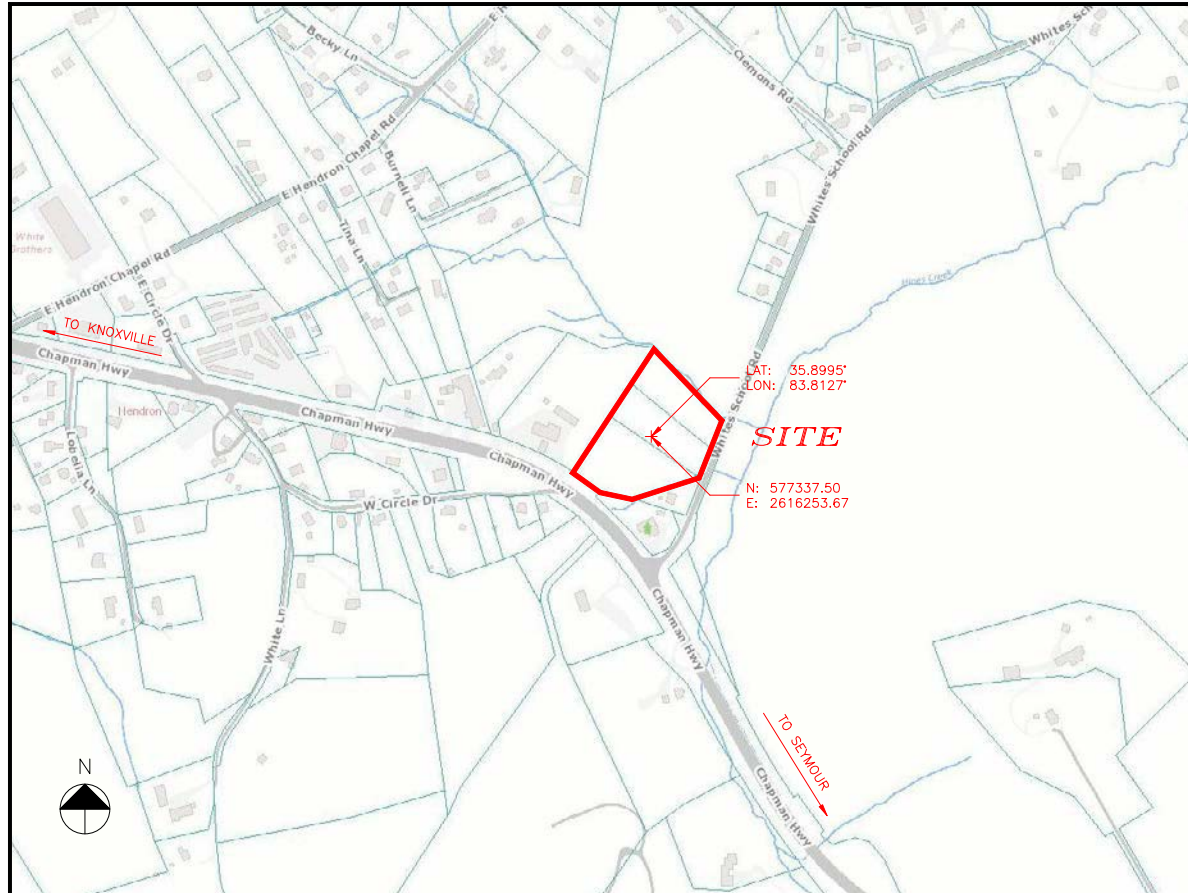
ROMANS ENGINEERING
1923 HOPEWELL RD.
KNOXVILLE, TN 37920
TERRY E. ROMANS, PE, RLS

SITE ADDRESS
AND PROPERTY INFO:

PARCEL ID 138 082.00
OFF OF CHAPMAN HWY
KNOXVILLE, TN 37920
DEED 201201050036915
PLAT 200706260106219
LOT 1 - "RESUB OF THE SAM
KECK & GUY LEWIS PROPERTY"

PARCEL ID 138 082.01
121 WHITES SCHOOL RD
KNOXVILLE, TN 37920
DEED 201201050036915
PLAT 200706260106219
LOT 2 - "RESUB OF THE SAM
KECK & GUY LEWIS PROPERTY"

PARCEL ID 138 082.02
OFF OF WHITES SCHOOL RD
KNOXVILLE, TN 37920
DEED 201201050036915
PLAT 200706260106219
LOT 3 - "RESUB OF THE SAM
KECK & GUY LEWIS PROPERTY"



DRAWING INDEX:

- C1 EXISTING SITE CONDITIONS
- C2 SITE LAYOUT
- C3 GRADING & DRAINAGE

5-E-23-UR
4/25/2023



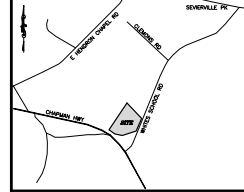
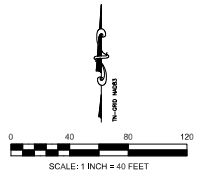
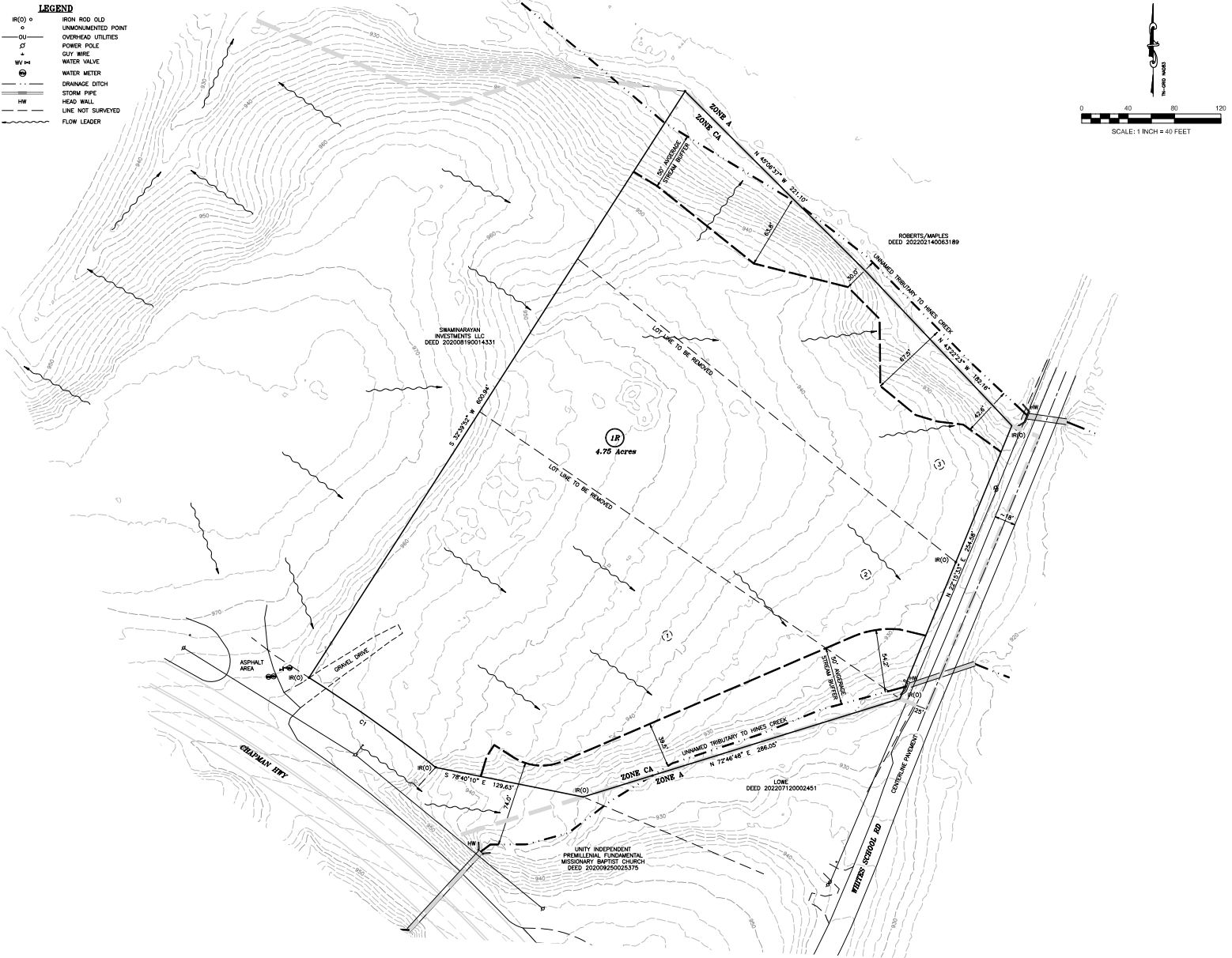
04/24/23

04/24/23

5-23-UR
USE ON REVIEW

LEGEND

IR(O) ○	IRON ROD OLD
○	UNMONUMENTED POINT
—○—	OVERHEAD UTILITIES
—●—	POWER POLE
—	GUY WIRE
WV	WATER VALVE
⊕	WATER METER
---	DRAINAGE DITCH
---	STORM PIPE
HW	HEAD WALL
---	LINE NOT SURVEYED
~~~~~	FLOW LEADER



- NOTES**
1. PROPERTY OWNERS:  
JIE & MARY TOUGHTON  
6017 CHALMERS DR  
KNOXVILLE, TENNESSEE 37920
  2. PROPERTY REFERENCE:  
CHAPMAN HIGHWAY  
DISTRICT (DW)  
ZONE CA  
TAX MAP 138 PARCELS 082, 082.01, 082.02  
DEED 201201000026915  
PLAT 200706260100219  
RESULT OF THE SAM KECK & GUY LEWIS PROPERTY  
LOTS 1-3
  3. REFER TO LOCAL ZONING REGULATIONS FOR REQUIRED SETBACKS.
  4. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR KNOX COUNTY TENNESSEE AND FOUND THAT HEREIN DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE.
  5. BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITIES.
  6. UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS: 10 FEET ALONG ALL EXTERIOR LOT LINES AND ALONG ROADS; 5 FEET ALONG ALL INTERIOR LOT LINES.

**ROMANS Engineering**

1651 Highway 274, Room 1000, Knoxville, TN 37920  
Phone (423) 599-8274, Fax (423) 599-8275, www.romans-engineering.com

PINNACLE STORAGE  
KNOXVILLE, TENNESSEE  
EXISTING SITE

DATE:	
NUMBER:	
REVISIONS:	



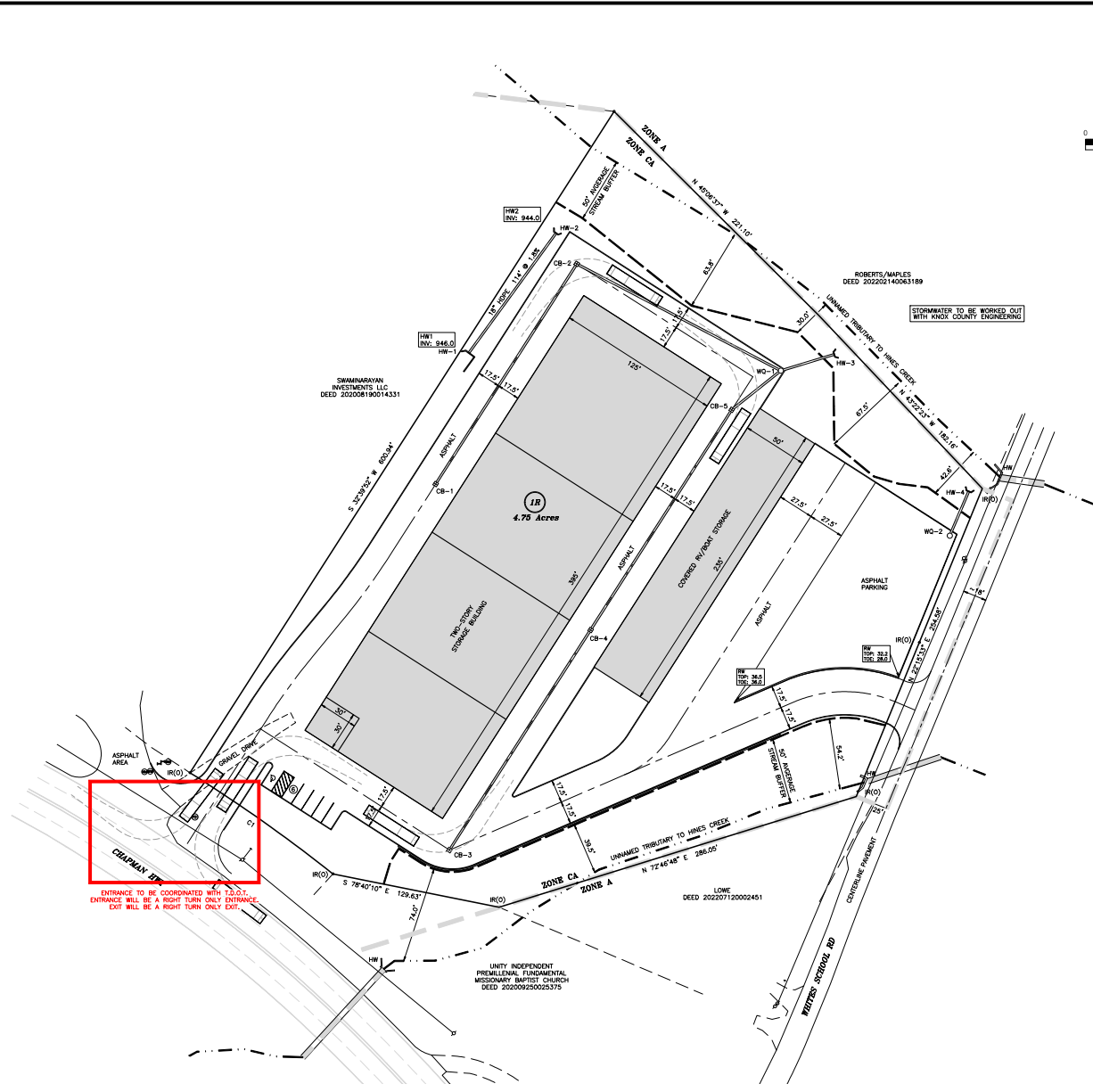
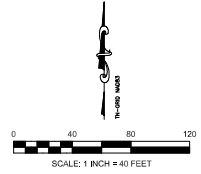
JOB NO: 23-01-1  
DATE: 04/24/23  
DRAWN: JME  
CHECKED: TER

**C1**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11220.81'	134.00'	133.93'	S 54°42'35" E	6°17'18"

**LEGEND**

- IR(O) ○ IRON ROD OLD
- UNMONUMENTED POINT
- OVERHEAD UTILITIES
- POWER POLE
- GUY WIRE
- WATER VALVE
- WATER METER
- DRAINAGE DITCH
- STORM PIPE
- HEAD WALL
- LINE NOT SURVEYED



1. PROPOSED USE: MINI SELF STORAGE FACILITY
2. TOPOGRAPHIC INFORMATION FROM KGIS.
3. OFF-STREET PARKING: THERE WILL BE NO OFF STREET PARKING.
4. CIRCULATION DIAGRAM: TURNING RADIUS PROVIDED FOR FIRE TRUCK.
5. LANDSCAPE: AREA WILL BE FENCED TO PROTECT THE SITE. LANDSCAPING WILL BE ALONG PERIMETER OF THE FENCE AS REQUIRED.
6. MANUFACTURER TO PROVIDE BUILDING FOOTPRINT.
7. MANUFACTURER TO PROVIDE BUILDING ELEVATIONS.
8. PROPOSED SIGNAGE: SIGNAGE TO BE ON THE BUILDING FACE.
9. ALL DRAINAGE IS TO BE APPROVED BY KNOX COUNTY ENGINEERING.
10. NO MAJ FACILITY REQUIRED.
11. AMENITIES: NONE REQUIRED.
12. GARABAGE DUMPSTER: DUMPSTER AS REQUIRED BY KNOX COUNTY.
13. TRAFFIC IMPACT STUDY: NOT REQUIRED.
14. ALL OUTDOOR LIGHTING TO BE APPROVED BY KNOX COUNTY PLANNING AND LNOX COUNTY ENGINEERING.

ENTRANCE TO BE COORDINATED WITH T22.0.1  
ENTRANCE WILL BE A RIGHT TURN ONLY ENTRANCE  
EXIT WILL BE A RIGHT TURN ONLY EXIT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11220.81'	134.00'	133.93'	S 54°42'35" E	6°17'18"



1015 Highway 111, Room 1000  
Knoxville, TN 37916  
Phone (423) 599-8274  
www.romans-engineering.com

PINNACLE STORAGE  
KNOXVILLE, TENNESSEE  
SITE LAYOUT PLAN

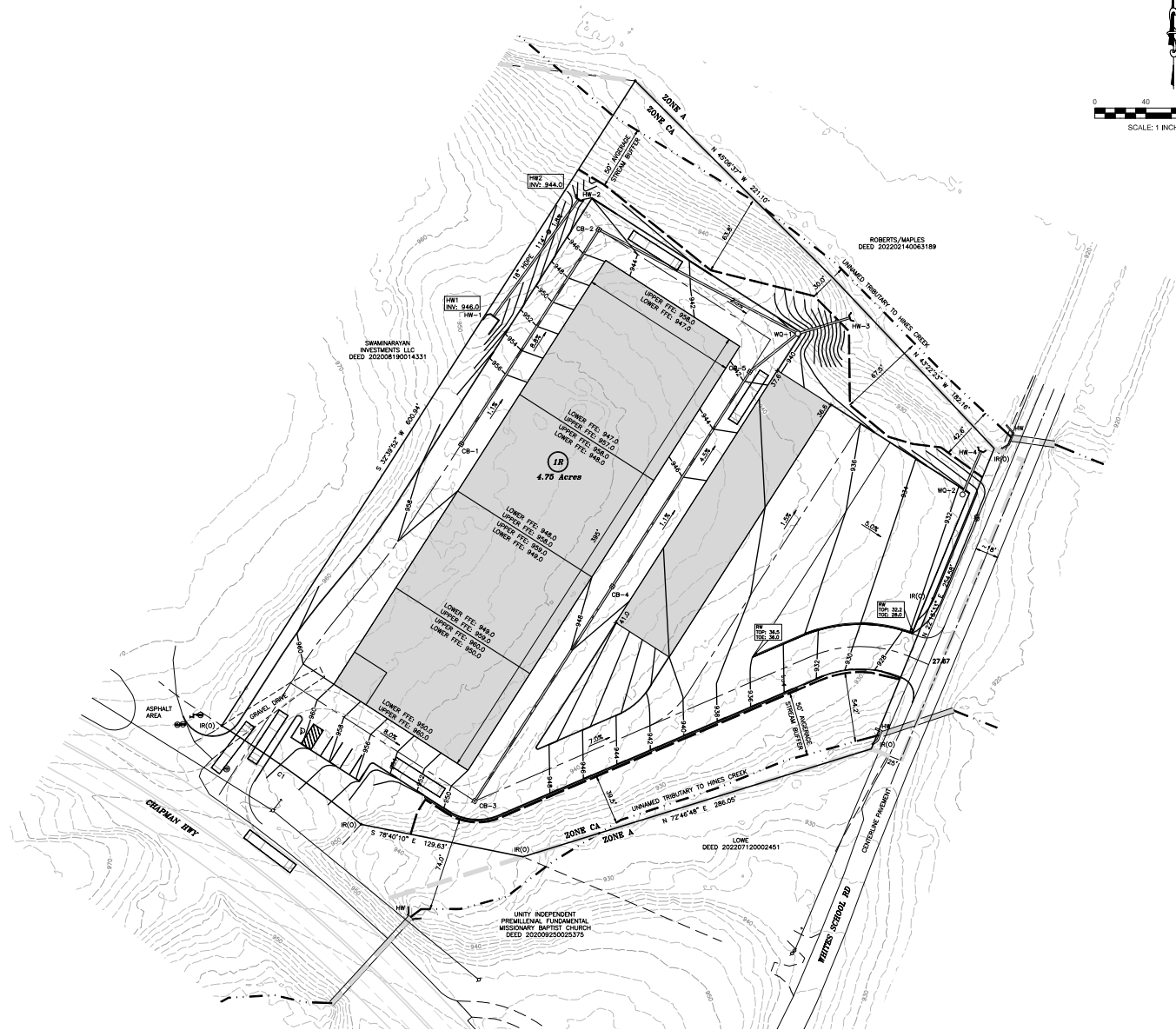
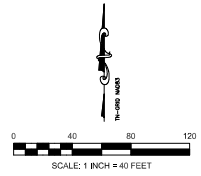
DATE:
NUMBER:
REVISIONS:



JOB NO: 23-01-1  
DATE: 04/24/23  
DRAWN: JME  
CHECKED: TER

C2

- LEGEND**
- IR(O) ○ IRON ROD OLD
  - UNMONUMENTED POINT
  - OVERHEAD UTILITIES
  - POWER POLE
  - GUY WIRE
  - WV ⊕ WATER VALVE
  - ⊕ WATER METER
  - DRAINAGE DITCH
  - STORM PIPE
  - HEAD WALL
  - LINE NOT SURVEYED



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11220.81'	134.00'	133.93'	S 54°42'35" E	6°17'18"



PINNACLE STORAGE  
 KNOXVILLE, TENNESSEE  
 GRADING PLAN

DATE:

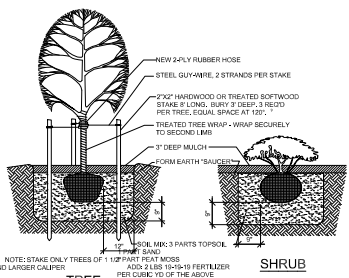
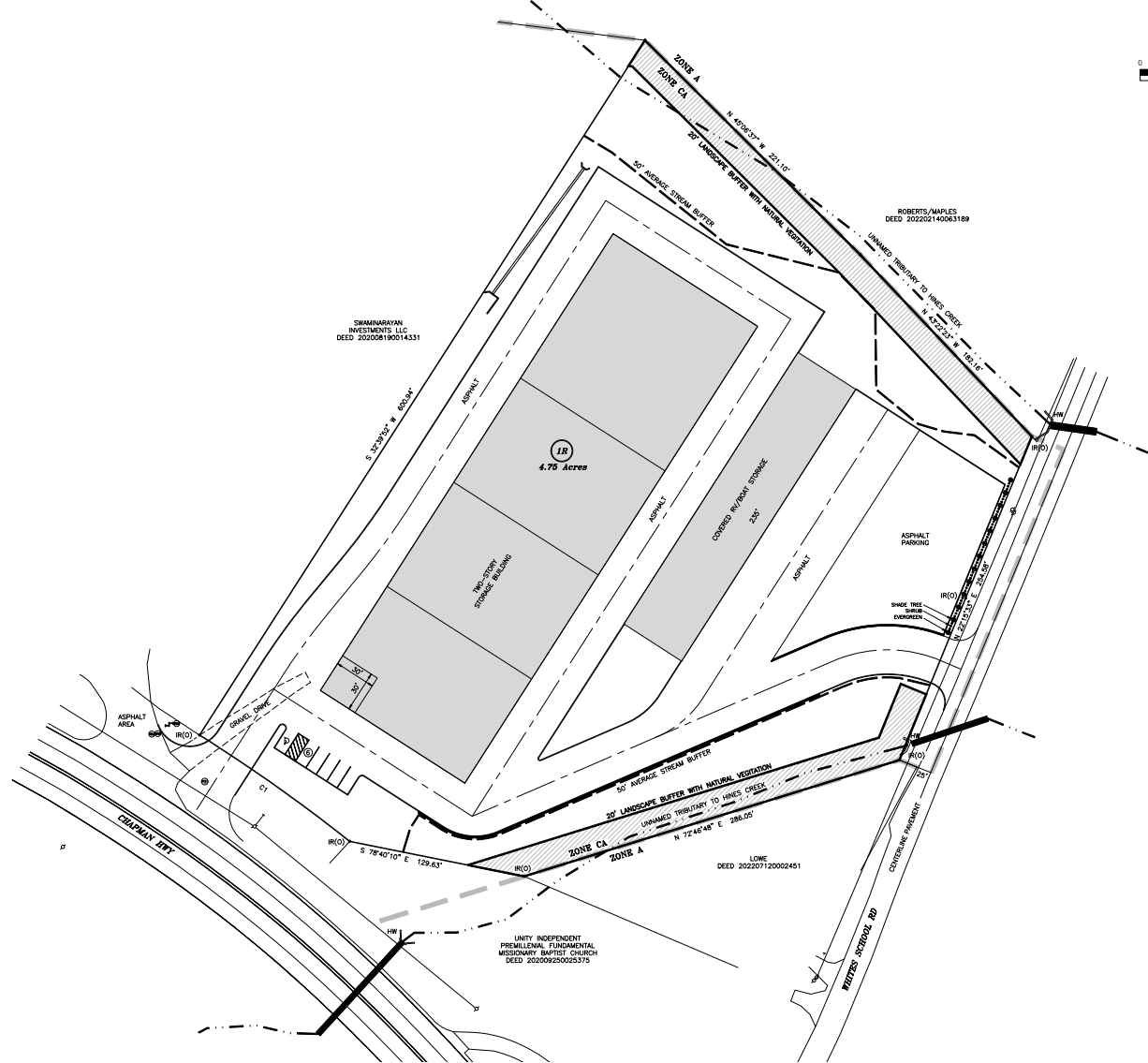
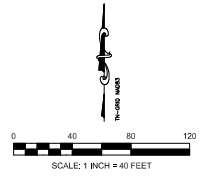
NUMBER:	REVISIONS:



JOB NO: 23-01-1  
 DATE: 04/24/23  
 DRAWN: JME  
 CHECKED: TER

C3

- LEGEND**
- IR(O) ○ IRON ROD OLD
  - UNMONUMENTED POINT
  - OVERHEAD UTILITIES
  - POWER POLE
  - GUY WIRE
  - WV ⊕ WATER VALVE
  - ⊕ WATER METER
  - DRAINAGE DITCH
  - STORM PIPE
  - HEAD WALL
  - LINE NOT SURVEYED



- PLANTING DETAILS**
- NOTE: STAKE ONLY TREES OF 1 1/2\"/>

**TREE**

#1 GREEN & WHITE VAREGATED ELONNYMUS - ELONNYMUS  
 #2 QUERREFOLLIA - OAK LEAF HYDRANGEA #3  
 #3 CINKOS - GINKGO BILONA (2' CALIPER - MIN. FT TALL)  
 #4 LIVING - REBEL 2 GRASS WETRAW

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11220.81'	134.00'	133.93'	S 54°42'35" E	6°17'18"

**PRELIMINARY LANDSCAPING PLAN**



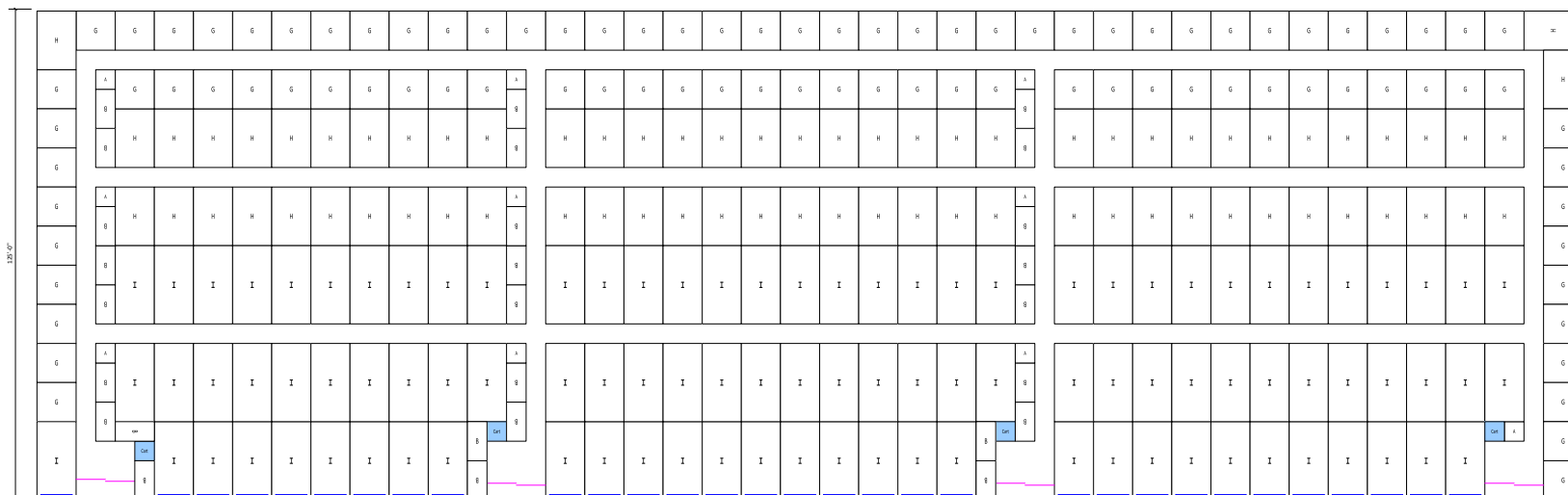
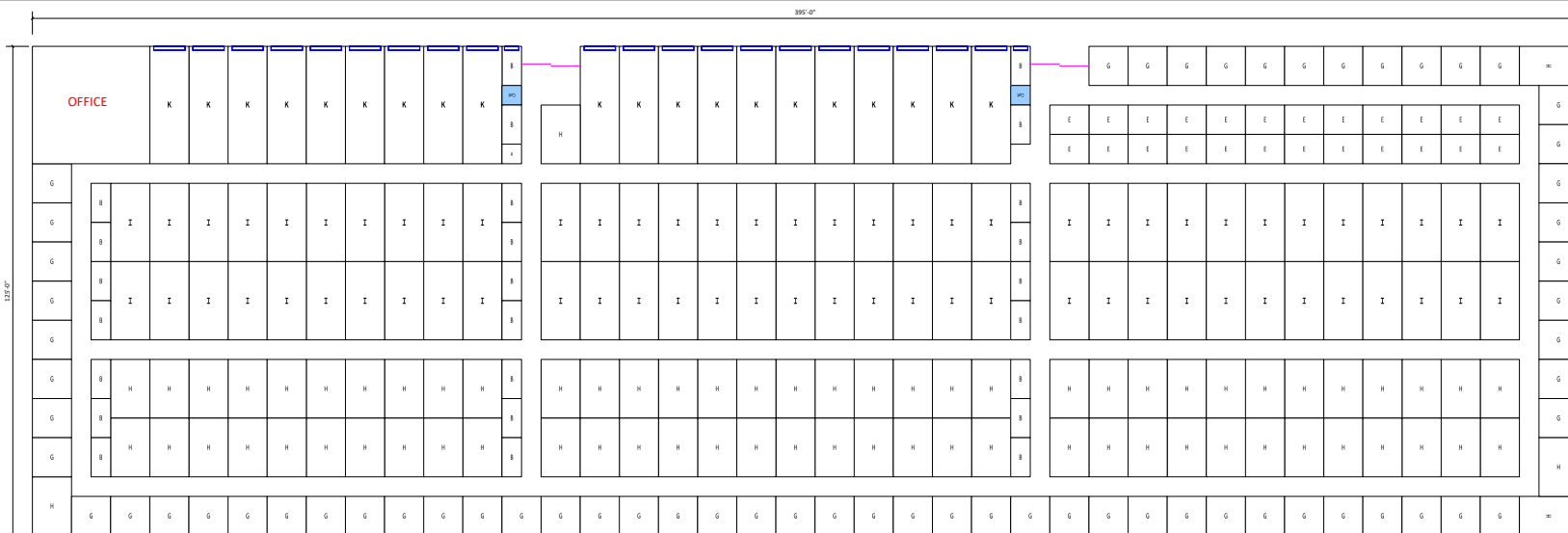
PINNACLE STORAGE  
 ROSWELL, TENNESSEE  
 LANDSCAPING PLAN

NUMBER	REVISIONS	DATE



DATE: 04/24/23  
 JOB NO: 23-01-1  
 DRAWN: JME  
 CHECKED: TER

C2



UNIT MIX SCHEDULE					
UNIT TAG	DESCRIPTION	UNIT COUNT	UNIT TAG	DESCRIPTION	UNIT COUNT
A	5' x 5'	0	I	10' x 20'	0
B	5' x 10'	0	J	10' x 25'	0
C	5' x 15'	0	K	10' x 30'	0
D	5' x 20'	0	L	5x10 Cart	0
E	7.5' x 10'	0	M	15' x 20'	0
F	8' x 10'	0	N	15' x 25'	0
G	10' x 10'	0	O	15' x 30'	0
H	10' x 15'	0	P	15'x50'	0

FOR APPROVAL ONLY  
 NOT FOR PERMITS  
 _____  
 _____


DATE:  
**4/24/23**

DRAWN BY:  
**Kevin Neal**

SCALE:



PROJECT NAME: Chapman Road  
 PROJECT ADDRESS: Knoxville TN

OWNER: RHD

SHEET TITLE:

PROJECT NO.: **1**  
 DRAWING NUMBER: **1** OF **1**

## DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

<b>Catalog #</b>		<b>Type</b>
<b>Project</b>		
<b>Comments</b>		<b>Date</b>
<b>Prepared by</b>		

## SPECIFICATION FEATURES

### Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

### Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

### Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz,

347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

### Mounting

**STANDARD ARM MOUNT:** Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT**

**ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

### Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

### Warranty

Standard five-year warranty. Optional ten-year warranty, please see your Cooper Lighting Solutions Streetworks sales representative for more information.



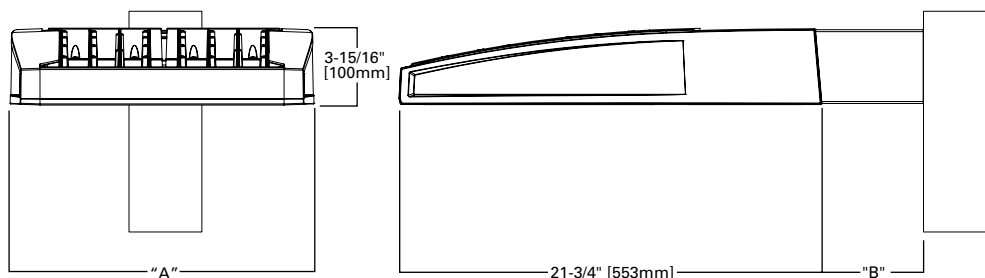
## GAN GALLEON LED

1-10 Light Squares

Solid State LED

AREA / ROADWAY LUMINAIRE

## DIMENSIONS

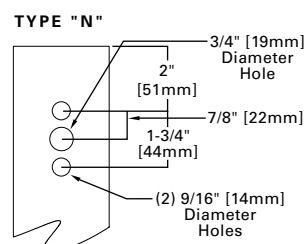


### DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

### DRILLING PATTERN



### CERTIFICATION DATA

UL/cUL Wet Location Listed  
ISO 9001  
LM79 / LM80 Compliant  
3G Vibration Rated  
IP66 Rated  
DesignLights Consortium® Qualified*

### ENERGY DATA

**Electronic LED Driver**  
>0.9 Power Factor  
<20% Total Harmonic Distortion  
120V-277V 50/60Hz  
347V & 480V 60Hz  
-40°C Min. Temperature  
40°C Max. Temperature  
50°C Max. Temperature (HA Option)

DATE: _____ LOCATION: _____  
 TYPE: _____ PROJECT: _____  
 CATALOG #: _____

# SLING Series

SLENDER WALLPACK

tradeSELECT®

## FEATURES

- Two sizes for a variety of applications
- Ranges from 21W to 80W with up to 8000 lumens
- SG1 Series replaces from 100W-150W HID; SG2 Series replaces from 150W-250W HID
- Comfort lens available as an option or accessory provides glare control and enhanced uniformity
- Knuckle and trunnion accessory mounting kits available for flood applications
- IP65 and certified to UL 1598 for use in wet locations up to 40°C ambient
- DLC (DesignLights Consortium Qualified - see [www.designlights.org](http://www.designlights.org))



## RELATED PRODUCTS

- [LNC Litepak](#)
- [LNC2 Litepak](#)
- [LNC3 Litepak](#)
- [LNC4 Litepak](#)
- [GeoPak](#)
- [GeoPak2](#)



## SPECIFICATIONS

### HOUSING

- Rugged die-cast aluminum housing with corrosion resistant powder coat finish
- Heating dissipating fins provide superior thermal performance extending the life of the electronic components
- Impact resistant tempered glass offers zero uplight
- Comfort lens available as an option or accessory to reduce glare (7-10% lumen reduction) and provide better uniformity

### OPTICS

- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Smaller SG1 housing has 2 LEDs, larger SG2 housing has 3 LEDs

### INSTALLATION

- Side hinge allows for easy installation and wiring
- Side movement avoids damage to the lens and helps prevent injury common in drop down hinge designs
- Mounts to 4" junction box and includes a gasket to help seal electrical connections
- Four 1/2" threaded conduits hubs for surface conduit provided

### ELECTRICAL

- 120-277V, 50/60Hz electronic drivers
- 347V and 480V available in large SG2 housing
- 10KA surge protection included

### OPTIONS/CONTROLS

- Button photocontrol for dusk to dawn energy savings. Stock versions include 120V-277V PC with a cover which provides a choice to engage photocontrol or not. PC is installed in top hub
- Occupancy sensor available for on/off and dimming control in larger SG2 housing
- SiteSync™ wireless lighting control delivers flexible control strategies for reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution. See ordering information or visit [www.hubbellighting.com/sitesync](http://www.hubbellighting.com/sitesync) for more details
- Battery backup options available in larger SG2 housing rated for either 0° C or -30° C. Performance exceeds NEC requirement providing 1 fc minimum over 10'x10' at 11' mounting height

### CERTIFICATIONS

- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at [www.designlights.org](http://www.designlights.org)
- Listed to UL1598 for use in wet location, listed for -40°C to 40°C applications
- IDA approved with zero uplight for 3000K and warmer CCTs
- IP65

### WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	2263-8079
Wattage Range	21-80
Efficacy Range (LPW)	101-113
Fixture Projected Life (Hours)	L70>50K
Weights lbs. (kg)	4.3-11 (2.0-5.0)

# SLING SERIES

SLENDER WALLPACK

## ORDERING GUIDE

Example: SG1-20-3K7-FT-UNV-DBT-PCU-CS

CATALOG #

### ORDERING INFORMATION

Housing	CCT/CRI	Distribution	Voltage	Color/Finish	Control Options	Options
<b>SG1-10</b> Size 1, 10W <b>SG1-20</b> Size 1, 20W <b>SG1-30</b> Size 1, 30W <b>SG1-40</b> Size 1, 40W <b>SG2-50</b> Size 2, 50W <b>SG2-80</b> Size 2, 80W	<b>3K7</b> 3000K, 70 CRI <b>4K7</b> 4000K, 70 CRI <b>5K7</b> 5000K, 70 CRI	<b>FT</b> Fwd Throw	<b>UNV</b> 120V-277V <b>120</b> 120V <b>277</b> 277V <b>UHV</b> 347V-480V	<b>BLT</b> Black Matte Textured <b>BLS</b> Black Gloss Smooth <b>DBT</b> Dark Bronze Matte Textured <b>DBS</b> Dark Brone Gloss Smooth <b>GTT</b> Graphite Matte Textured <b>LGS</b> Light Grey Gloss Smooth <b>PSS</b> Platinum Silver Smooth <b>WHT</b> White Matte Textured <b>WHS</b> White Gloss Smooth <b>VGT</b> Verde Green Textured <b>Color Option</b> <b>CC</b> Custom Color	<b>PCU</b> Universal Button Photocontrol (120-277V) <b>SCP</b> ^{1,2,3} Occupancy Sensor Programmable (Dim) <b>SWP</b> ^{1,2} SiteSync Pre-commission <b>SWPM</b> ^{1,2} SiteSync Pre-commission w/ Sensor Specify <b>MTG HT</b> for <b>SCO/SCP &amp; SWPM</b> <b>8F</b> Up to 8' <b>20F</b> Up to 20'	<b>CS</b> Comfort Lens <b>E</b> ^{1,2} Battery 0°C <b>EH</b> ^{1,2} Battery w/ heater -20°

Contractor to provide remote mount 90 minute emergency battery or inverter

Notes:

- Available in SG2 only, UHV available in SG2-50 only
- Sensor controls & battery backup can not be used with flood accessory or kit or for inverted/up mounting, 120-227V only for SCO/SCP, 120 or 277 only for SWP, SWPM, E & EH
- Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only

### STOCK ORDERING INFORMATION

Catalog Number	CCT/CRI	Wattage	Mounting Height	Color	Color	Delivered Lumens	LPW	Weight lbs. (kg)
SG1-10-PCU	5000K/70	11W	8-12ft	120-277V	Dark Bronze	1349	122	4.3 (2.0)
SG1-10-4K-PCU	4000K/70	11W	8-12ft	120-277V	Dark Bronze	1424	129	4.3 (2.0)
SG1-20-PCU	5000K/70	21W	8-12ft	120-277V	Dark Bronze	2263	108	4.3 (2.0)
SG1-20-4K-PCU	4000K/70	21W	8-12ft	120-277V	Dark Bronze	2310	110	4.3 (2.0)
SG1-30-PCU	5000K/70	29W	10-15ft	120-277V	Dark Bronze	3270	113	4.3 (2.0)
SG1-30-4K-PCU	4000K/70	29W	10-15ft	120-277V	Dark Bronze	3060	105	4.3 (2.0)
SG1-40-PCU	5000K/70	38W	10-15ft	120-277V	Dark Bronze	4008	105	4.3 (2.0)
SG1-40-4K-PCU	4000K/70	38W	10-15ft	120-277V	Dark Bronze	4070	106	4.3 (2.0)
SG2-50-PCU	5000K/70	51W	12-18ft	120-277V	Dark Bronze	5548	110	11 (5.0)
SG2-50-4K-PCU	4000K/70	51W	12-18ft	120-277V	Dark Bronze	5526	109	11 (5.0)
SG2-80-PCU	5000K/70	80W	15-25ft	120-277V	Dark Bronze	8061	101	11 (5.0)
SG2-80-4K-PCU	4000K/70	80W	15-25ft	120-277V	Dark Bronze	8079	101	11 (5.0)



# CUSO

SLIM LED AC/EMERGENCY OUTDOOR LIGHT

## FEATURES

- Includes self-diagnostic/self-test feature to monitor proper operation
- Quick installation
- Universal 120-277VAC input, 60Hz.
- Includes long-life 7.2V Nickel Cadmium battery for UL recognized 90 minute operation
- Full re-charge within 24 hours
- Provided with water-proof test switch and AC-On indicator
- 0°C to 50°C Standard Model, -25°C to 50°C with optional heater
- UL924 and Wet Location Listed



## SPECIFICATIONS

### DESCRIPTION

- The CUSO Series is an architectural, low-profile outdoor light, offering "normally On" AC and emergency lighting with powerful LED illumination
- The housing is fully sealed and gasketed, and has an IP65 rating
- Designed for wall mounting with universal K/O pattern in back-plate for easy installation to most standard size junction boxes
- Includes a single ½" NPT conduit entry in the top, center of the housing
- Illumination provided by 8 high power LEDs which achieve 1,600 lumens in AC and 600 lumens in emergency
- Available in 3000K or 4000K color temperature

- Models at 3000K include a photo-sensor and PIR(passive infra-red) motion detector which cannot be altered
- The unit will only turn on in AC mode when motion is detected. Models at 4000K include a photo-sensor and do not include motion detector
- The unit can be controlled by a switch, timer or the photo-cell

### APPLICATION

- The CUSO Series can be applied in areas that are susceptible to rain and severe moisture like parking decks, and outdoor commercial applications to meet all Path of Egress requirements

## ORDERING GUIDE

Catalog Number	Description
CUSO DB	Outdoor AC/EM, 3000K, Photo-sensor and PIR Motion Detect, Self-Diag., Dark Bronze
CUSO DB-H	Outdoor AC/EM, 3000K, Photo-sensor and PIR Motion Detect, Self-Diag., Dark Bronze, Heater
CUSO BK	Outdoor AC/EM, 3000K, Photo-sensor and PIR Motion Detect, Self-Diag., Black
CUSO BK-H	Outdoor AC/EM, 3000K, Photo-sensor and PIR Motion Detect, Self-Diag., Black, Heater
CUSO WH	Outdoor AC/EM, 3000K, Photo-sensor and PIR Motion Detect, Self-Diag., White
CUSO WH-H	Outdoor AC/EM, 3000K, Photo-sensor and PIR Motion Detect, Self-Diag., White, Heater
CUSO4DB-ND	Outdoor AC/EM, 4000K, Photo-sensor, Self-Diag., Dark Bronze
<b>CUSO4DB-H-ND</b>	<b>Outdoor AC/EM, 4000K, Photo-sensor, Self-Diag., Dark Bronze, Heater</b>
CUSO4BK-ND	Outdoor AC/EM, 4000K, Photo-sensor, Self-Diag., Black
CUSO4BK-H-ND	Outdoor AC/EM, 4000K, Photo-sensor, Self-Diag., Black, Heater
CUSO4WH-ND	Outdoor AC/EM, 4000K, Photo-sensor, Self-Diag., White
CUSO4WH-H-ND	Outdoor AC/EM, 4000K, Photo-sensor, Self-Diag., White, Heater

## tradeSELECT™



### RELATED PRODUCTS

- 🔗 [Exit & Message Signs](#)
- 🔗 [Emergency Lighting Units](#)
- 🔗 [Battery Packs](#)
- 🔗 [Remote Heads & Fixtures](#)

### COMPLIANCES

- UL924 Listed for Wet Location
- NFPA 101
- NFPA 70
- OSHA

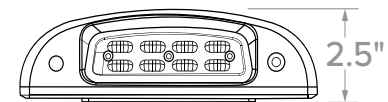
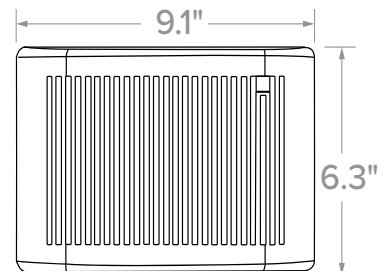
### WARRANTY

- 5 year full unit warranty
- See [HLI Standard Warranty](#) for additional information

## ENERGY CONSUMPTION

	Max.	Max. with heater
120VAC, 60Hz	3.59W	3.40W
277VAC, 60Hz	3.59W	3.40W

## DIMENSIONS



Single Carton Weight	4 lbs.
Master Carton Quantity	6 each



# 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

**Terry Romans**

Applicant Name

Affiliation

**3/28/2023**

Date Filed

**5/11/2023**

Meeting Date (if applicable)

**5-E-23-UR**

File Number(s)

## CORRESPONDENCE

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

**Terry E. Romans Romans Engineering**

Name / Company

**1923 Hopewell Rd. Rd. Knoxville TN 37920**

Address

**865-679-5736 / romansengineering@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Joe Touchton**

Owner Name (if different)

**6017 Chalmers Dr Knoxville TN 37920**

Owner Address

**865-659-9121**

Owner Phone / Email

**0 CHAPMAN HWY / 121 WHITES SCHOOL RD; 0 WHITES SCHOOL RD**

Property Address

**138 082.01,082,082.02**

Parcel ID

**4.76 acres**

Tract Size

Part of Parcel (Y/N)?

**Knox Chapman Sewer**

Sewer Provider

**Knox-Chapman Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**West of Whites School Rd, North of Chapman Hwy**

General Location

City **Commission District 9 CA (General Business)**

County District

Zoning District

**Agriculture/Forestry/Vacant Land**

Existing Land Use

**South County**

Planning Sector

**GC (General Commercial), HP (Hillside Protection)**

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 type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) <b>Indoor storage facility</b>	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<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 Plan Designation(s)		
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

Applicant Signature: **Terry Romans**    Please Print    Date: **3/28/2023**

Phone / Email

Property Owner Signature: **Joe Touchton**    Please Print    Date: **3/28/2023**

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.



# 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

Terry E Romans

Engineer/Surveyor

Applicant Name

Affiliation

3/27/2023

May 11, 2023

File Number(s)

Date Filed

Meeting Date (if applicable)

5-E-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

Terry E Romans

Romans Engineering

Name

Company

1923 Hopewell Rd

Knoxville

TN

37920

Address

City

State

ZIP

865-679-5736

romansengineering@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Joe Touchton

6017 Chalmers Dr Knoxville, Tn 37920

865-659-9121

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Chapman Hwy and 121 White School Rd

138 82.00, 82.01, 82.02

Property Address

Parcel ID

Knox Chapman Utility District

Knox Chap Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

City  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) **none**

Related City Permit Number(s)

Other (specify) **Mini Storage Facility**

## SUBDIVISION REQUEST

**Pinnacle Storage at Chapman Hwy**

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number    Combine Parcels    Divide Parcel

1

Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

## ZONING REQUEST

Zoning Change

Proposed Zoning

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s)

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	Total
Fee 2	
Fee 3	

## AUTHORIZATION

  
Applicant Signature

Terry E Romans

3/27/23

Please Print

Date

865-679-5736

romansengineering@gmail.com

Phone Number

Email

  
Property Owner Signature

Joe Touchton

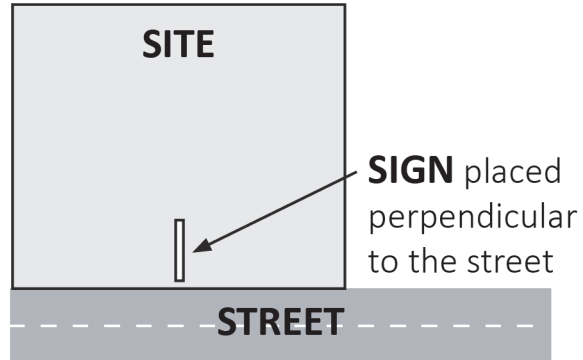
3/27/23

Please Print

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:*

_____ April 28, 2023 _____ and _____ May 12, 2023 _____  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Terry Romans

Date: 3/28/2023

File Number: 5-E-23-UR



Sign posted by Staff



Sign posted by Applicant