

Town of Thompson's Station  
Remote Board of Zoning Appeals  
Special Called Meeting Agenda  
January 6, 2021

**Meeting Called To Order- Roll Call To Determine Quorum And Attendance**

**Statement By Chair Relating To Conducting The Board Of Zoning Appeals Meeting  
By Electronic Means Of Due To COVID-19 State Of Emergency**

Documents:

[INTRODUCTION STATEMENT FOR TS BZA JAN 2021.PDF](#)

**Election Of Officers:**

- **Chair**
- **Vice-Chair**
- **Secretary**

**Consideration Of The Minutes Of The November 4, 2020 Meeting.**

Documents:

[BZA MINS\\_11\\_4\\_2020.PDF](#)

**Agenda:**

**1. Administrative Review Of The Staff Determination Relating To The Permitted  
Use Location For Wireless Communications Facilities Within The Town Of  
Thompson's Station.**

Documents:

[ITEM 1 COLUMBIA PIKE WIRELESS TOWER ADMIN REVIEW 1-6-20.PDF](#)  
[ITEM 1 VOGUE TOWERS WCF LOCATION STAFF DETERMINATION 11-9-20.PDF](#)  
[VOGUE TOWER PARTNERS VII\\_COLUMBIA PIKE BZA SUBMITTAL 12-07-2020 WITH COVER LETTER.PDF](#)  
[VOGUE TOWER PARTNERS VII\\_COLUMBIA PIKE FALL ZONE LETTER.PDF](#)  
[VOGUE TOWER PARTNERS VII\\_COLUMBIA PIKE ZONING SUPPLEMENTAL.PDF](#)  
[VOGUE TOWER PARTNERS VII\\_COLUMBIA PIKE\\_CONCEPTUAL PLAN.PDF](#)

**Adjourn**

*This meeting will be held remotely and live-streamed on the Town Website  
[www.thompsons-station.com](http://www.thompsons-station.com) due to the COVID-19 Public Health Emergency.*

STATEMENT FOR THE RECORD AT START OF MEETING  
Thompson's Station Board of Zoning Appeals

Hello and welcome to this the January 6th, 2020, Board of Zoning Appeals meeting for the Town of Thompson's Station.

Pursuant to the Guidance from the Office of the Comptroller for the State of Tennessee and in accordance with Governor Lee's Executive Order # 71 (which was previously extended by Executive Order # 16, 34, 51, 60, and 65): due to the treatment and containment of COVID-19.

This Town of Thompson's Station Board of Zoning Appeals meeting, with notice, is being held virtually and being recorded to protect the public health, safety, and welfare of the Citizens of Thompson's Station in light of the coronavirus and to continue to allow the Town to function and operate.

Further, it is the desire of the Board of Zoning Appeals to include this determination in the minutes for this meeting.

We understand that we, the Thompson's Station Board of Zoning Appeals, serves the Town of Thompson's Station, which is why we are currently recording this virtual meeting, broadcasting it live for public viewing and uploading and preserving it for future viewing.

Town of Thompson's Station  
Board of Zoning Appeals  
Minutes of the Meeting  
November 4, 2020

Call to Order.

The meeting of the Board of Zoning Appeals of the Town of Thompson's Station was called to order at 6:00 p.m. on Wednesday, November 4, 2020 via electronic means under the authority of the Governor's Executive Order related to public meetings during the COVID-19 emergency with the required quorum.

The following statement was read by BZA Chairman Mary Herring:

Hello and welcome to this the November 4th, 2020, Board of Zoning Appeals meeting for the Town of Thompson's Station.

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We understand that we, the Thompson's Station Board of Zoning Appeals, serves the Town of Thompson's Station, which is why we are currently recording this virtual meeting, broadcasting it live for public viewing and uploading and preserving it for future viewing.

Members and staff virtually present were: Chairman Mary Herring, Vice Chairman Jeff Riden, Board Member Lori Clemons, Board Member Bryce Levet, Planning Director Micah Wood, Planning Technician Jennifer Jones, IT Coordinator Tyler Rainey and Town Attorney Andrew Mills.

Also present Michael Sandifer, applicant 1; Todd Moore, attorney for applicant 1; Pezh Shoureshi, applicant 2; Mike Shea with Joslin signs representing applicant 2.

**Election of Officers**

**Jeff Riden nominated Mary Herring as Chairman.**

**Roll Call Vote:**

	<b><u>VOTE</u></b>		<b><u>VOTE</u></b>		<b><u>VOTE</u></b>
Chairman Herring	Yea	Vice Chair Riden	Yea	Board Member Levet	Yea

**VOTE**

Board Member Clemons Yea

**Bryce Levet nominated Lori Clemons as Vice Chairman.**

**Roll Call Vote:**

**Roll Call Vote:**

**VOTE**

Chairman Herring Yea

**VOTE**

Vice Chair Ridsen Yea

**VOTE**

Board Member Levet Yea

**VOTE**

Board Member Clemons Yea

**Jeff Ridsen nominated Bryce Levet as Secretary.**

**Roll Call Vote:**

**VOTE**

Chairman Herring Yea

**VOTE**

Vice Chair Ridsen Yea

**VOTE**

Board Member Levet Yea

**VOTE**

Board Member Clemons Yea

**Consideration of Minutes.**

The minutes of the November 15, 2019 meeting were previously submitted.

Board Member Clemons requested that her name be corrected

**After discussion, Board member Clemons made a motion to approve the minutes with the changes.**

**Roll Call Vote:**

**VOTE**

Chairman Herring Yea

**VOTE**

Vice Chair Ridsen Yea

**VOTE**

Board Member Levet Yea

**VOTE**

Board Member Clemons Yea

- 1. Administrative Review of conflicting requirements as to the permitted use location for Wireless Communications Facilities within the Land Development Ordinance.**

Mr. Wood reviewed his Staff report and recommends that:

1. The Board of Zoning Appeals review the LDO conflicting standards and render a determination that the Medium Industrial (IM) zone is the appropriate location for a Wireless Communications Facility within the Town.
2. Direct Staff to formulate an amendment to the LDO that remedies this conflict reflecting the BZA’s determination.

Chairman Herring then opened the floor for public comment. Being none, the Chairman then closed public comment.

Attorney Moore and Mr. Sandifer answered questions on behalf of the applicant.

**After discussion, Board Member Ridsen made a motion to dismiss the case and directed Staff to issue a written determination related to the permitted location of a Wireless Communications Facility. The motion was seconded.**

**Roll Call Vote:**

	<u><b>VOTE</b></u>		<u><b>VOTE</b></u>		<u><b>VOTE</b></u>
Chairman Herring	Yea	Vice Chair Ridsen	Yea	Board Member Levet	Yea

	<u><b>VOTE</b></u>
Board Member Clemons	Yea

**2. Variance request for a wall sign of 67.5 total square feet on an existing building located at 990 Elliston Way in the commercial section of Tollgate Village.**

Mr. Wood recommends that the Board of Zoning Appeals disapprove the request for the sign variance since it does meet the statutory thresholds for granting a variance and would set a precedent for other properties in Town.

Mike Shea with Joslin Signs and Pezh Shoureshi with Harpeth Valley Dermatology were there to answer questions on behalf of the applicant.

Chairman Herring opened the floor for public comment. Being none, the chairman then closed the public comment.

**After discussion, Secretary Levet made a motion to disallow the variance request for a wall sign of 67.5 total square feet on and existing building located at 990 Elliston Way. The motion was seconded.**

**Roll Call Vote:**

	<u><b>VOTE</b></u>		<u><b>VOTE</b></u>		<u><b>VOTE</b></u>
Chairman Herring	Yea	Vice Chair Ridsen	Yea	Board Member Levet	Yea

**VOTE**

Board Member Clemons Yea

**3. Set date for Annual Meeting/Training for early 2021.**

Mr. Wood suggested training in Mid-January for tweaks to the bylaws.

There being no further business, the meeting was adjourned at 7:13 p.m.

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Mary Herring, Chairman

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Regina Fowler, Town Recorder

**Thompson's Station Board of Zoning Appeals  
Staff Report - Item 1 (BZA 2021-001)  
January 6, 2021**

**Administrative Review of the Staff determination relating to the permitted use location for Wireless Communications Facilities within the Town of Thompson's Station.**

REQUEST

The appellant, Vogue Towers Partners VII, LLC, requests that the Board of Zoning Appeals (BZA) hold an administrative review hearing related to the Staff determination, dated November, 9, 2020, based on zoning provisions within the Land Development Ordinance (LDO), as to the permitted use location for Wireless Communications Towers.

Background

The appellant seeks to locate a Wireless Communications Tower on property at 4561 Columbia Pike, which is zoned Community Commercial (CC) and asks the BZA to provide an administrative review of the Staff determination concluding that Wireless Communication Facilities are only permitted in the Medium Industrial (IM) zone, per LDO Section 4.11.7(b), and that Wireless Communication Facilities are not permitted in Community Commercial (CC), Light Industrial (IL), and Medium Industrial (IM) zoning districts, per LDO Table 4.4.

This matter was heard by the BZA at the November 4, 2020, meeting and the request was dismissed. The BZA directed staff to issue a written Staff Determination on this matter to the appellant. The written Staff Determination was provided to the appellant on November 9, 2020. This Administrative Review request is based on the November 9th Staff Determination. A text amendment addressing the conflicting standards will be on the January 26, 2021, Planning Commission agenda.

STAFF ANALYSIS

In the review and determination by Staff, the Wireless Communications Facilities Use Condition in Section 4.11.7(b) is both more specific and detailed in narrowing the permitted location of these facilities to the Medium Industrial (IM) zone. Therefore, this standard was interpreted by Staff to be the overriding and controlling expression of the intent of the BOMA in the permitted locations for Wireless Communications Towers. Staff recommends that the BZA uphold the Staff determination, as more fully outlined in the Staff Determination Letter.

In summary, Staff determined that Section 4.11.7(b), which permits Wireless Communications Facilities only within the Medium Industrial (IM) zone, is the appropriate and controlling standard for the permitted location of Wireless Communications Facilities within the Town. Therefore, the appellant is unable to submit a site plan for Planning Commission review at 4561 Columbia Pike, as that property is zoned Community Commercial (CC).

Conflicting Standards within the LDO:

Table 4.4 Permitted Use Table, allows Wireless Communications Facilities in the Community Commercial (CC), Light Industrial (IL), and Medium Industrial (IM) zoning districts.

<b>Table 4.4 O2, G1, G2 USE ZONES LAND USE</b>							
USE	D1	D2	D3	NC	CC	IL	IM
INSTITUTIONAL							
Wireless communications facility					P	P	P

KEY: "P" = Permitted by Right; "S" = Special Exception (BZA Approval required); " " = Prohibited

Section 4.11.7 Wireless Communications Facilities contains the Use Conditions for this all wireless communications facilities within the Town and lists only Medium Industrial (IM) as the permitted zoning district.

**4.11.7 Wireless Communications Facilities**

**These standards govern the development of wireless communications facilities.**

...

**b. Permitted Locations. WCTs are permitted within the IM zoning district subject to these standards; however, the placement of such towers in areas and specific locations to minimize the visual impact of WCTs is strongly encouraged.**

...

The Board of Zoning Appeals has jurisdiction over this request per section 5.5.4 (c)(i) which gives administrative review authority to the BZA “to hear and decide appeals where it is alleged by the appellant that there is error in any order, requirement, permit, decision, determination or refusal made by the Town Planner or other administrative official in the carrying out of enforcement of any provision of this ordinance.”

PLANNING COMMISSION ADVISORY OPINION

At the October 27, 2020, Planning Commission Meeting, the Planning Commissioners determined to offer the following advisory opinion to the BZA on this case:

By a unanimous vote, the Planning Commission advised that the BZA should defer action on this request and instead allow the BOMA, as the Town’s legislative body, to remedy this conflict through an LDO text amendment and the regular legislative process.

RECOMMENDATION

Staff recommends that the Board of Zoning Appeals review the LDO conflicting standards and render a decision to uphold the Staff determination, based on LDO Section 4.11.7(b), that Wireless Communications Towers are permitted exclusively within the Medium Industrial (IM) zone.



Phone: (615) 794-4333  
 Fax: (615) 794-3313  
 www.thompsons-station.com



1550 Thompson's Station Road W.  
 P.O. Box 100  
 Thompson's Station, TN 37179

**STAFF DETERMINATION**

November 9, 2020

TO: Vogue Tower Partners VII, LLC  
 Via email to: [pat@voguetowers.net](mailto:pat@voguetowers.net)

FROM: Micah Wood, AICP *Micah*  
 Planning Director

This memo, provided at the direction of the Board of Zoning Appeals, serves as the Staff opinion on the permitted location of Wireless Communication Facilities within the Town of Thompson's Station. This determination is issued in relation to a Site Plan submitted for a Wireless Communications Facility to be located at 4561 Columbia Pike within the Town of Thompson's Station.

ANALYSIS

From Staff's review of the Land Development Ordinance (LDO), Table 4.4 Permitted Use Table, allows Wireless Communications Facilities in the Community Commercial (CC), Light Industrial (IL), and Medium Industrial (IM) zoning districts.

<b>Table 4.4 O2, G1, G2 USE ZONES LAND USE</b>								
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**4.11.7 Wireless Communications Facilities**

**These standards govern the development of wireless communications facilities.**

- b. Permitted Locations. WCTs are permitted within the IM zoning district subject to these standards; however, the placement of such towers in areas and specific locations to minimize the visual impact of WCTs is strongly encouraged.**

In the review by Staff, in conjunction with a proposed Site Plan for a Wireless Communications Facility to be located at 4561 Columbia Pike, within a CC zoning district, the following analysis lead to the final determination on this matter. Staff finds Table 4.4 and Section 4.11.7(b) to be in conflict as to the permitted location of a Wireless Communications Facility within the Town. The Use Condition for Wireless Communications Facility, in Section 4.11.7, is both more specific and detailed in narrowing the permitted location for all Wireless Communications Facility to the Medium Industrial (IM) zone. This is the only Zoning District explicitly mentioned within Section 4.11.7 (b). Therefore, this standard is determined to be the overriding and more correct expression of the intent of the BOMA in the permitted locations for Wireless Communications Facilities. Staff finds that Section 4.11.7, which permits Wireless Communications Facilities only within the Medium Industrial (IM) zone, is the appropriate standard for the permitted location of Wireless Communications Facilities within the Town. Along with this determination, Staff has initiated the drafting of an amendment to the LDO to revise the Table 4.4 Permitted Uses to limit Wireless Communications Facilities to the Medium Industrial (IM) zone.

**FINDING**

It is the opinion of Town Staff that Section 4.11.7(b) is the controlling standard for the permitted location of Wireless Communications Facilities (limited to the Medium Industrial (IM) Zone) and that a Site Plan for a Wireless Communications Facility in a CC zone shall not be submitted to the Planning Commission for review, since it would not be a permitted use at 4561 Columbia Pike.



430 Chestnut Street – Suite 101-B  
Chattanooga, TN 37402

423-269-7455

Voguetowers.net

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**APPLICATION BY VOGUE TOWER PARTNERS VII, LLC, FOR THE APPEAL  
OF STAFF DETERMINATION DATED NOVEMBER 9, 2020**

December 7, 2020

Board of Zoning Appeals  
Town of Thompson's Station  
P.O. Box 100  
Thompson Station's, TN 37179

Members of the Board of Zoning Appeals:

By way of the attached application, Vogue Tower Partners VII, LLC, is requesting the Board's Review of above referenced, and attached Staff Determination regarding the placement and development of Wireless Communications Towers ("WCT's").

Respectfully submitted,

*Patricia Troxell-Tant*

Patricia Troxell-Tant  
Chief Executive Officer  
Vogue Towers, LLC

Phone: (615) 794-4333  
 Fax: (615) 794-3313  
 www.thompsons-station.com



1550 Thompson's Station Road W.  
 P.O. Box 100  
 Thompson's Station, TN 37179

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November 9, 2020

TO: Vogue Tower Partners VII, LLC  
 Via email to: [pat@voguetowers.net](mailto:pat@voguetowers.net)

FROM: Micah Wood, AICP *Micah*  
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In the review by Staff, in conjunction with a proposed Site Plan for a Wireless Communications Facility to be located at 4561 Columbia Pike, within a CC zoning district, the following analysis lead to the final determination on this matter. Staff finds Table 4.4 and Section 4.11.7(b) to be in conflict as to the permitted location of a Wireless Communications Facility within the Town. The Use Condition for Wireless Communications Facility, in Section 4.11.7, is both more specific and detailed in narrowing the permitted location for all Wireless Communications Facility to the Medium Industrial (IM) zone. This is the only Zoning District explicitly mentioned within Section 4.11.7 (b). Therefore, this standard is determined to be the overriding and more correct expression of the intent of the BOMA in the permitted locations for Wireless Communications Facilities. Staff finds that Section 4.11.7, which permits Wireless Communications Facilities only within the Medium Industrial (IM) zone, is the appropriate standard for the permitted location of Wireless Communications Facilities within the Town. Along with this determination, Staff has initiated the drafting of an amendment to the LDO to revise the Table 4.4 Permitted Uses to limit Wireless Communications Facilities to the Medium Industrial (IM) zone.

**FINDING**

It is the opinion of Town Staff that Section 4.11.7(b) is the controlling standard for the permitted location of Wireless Communications Facilities (limited to the Medium Industrial (IM) Zone) and that a Site Plan for a Wireless Communications Facility in a CC zone shall not be submitted to the Planning Commission for review, since it would not be a permitted use at 4561 Columbia Pike.



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Respectfully submitted,

*Patricia Troxell-Tant*

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Chief Executive Officer  
Vogue Towers, LLC

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FROM: Micah Wood, AICP *Micah*  
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# ZONING

# LAND DEVELOPMENT ORDINANCE

Town of Thompson's Station

**TABLE 4.4 O2, G1, G2 USE ZONES LAND USE**

USE	D1	D2	D3	NC	CC	IL	IM
Kiosk					P		
Large format retail, over 50,000 sq. ft.					P	P	
Live-work unit							
Medical clinic				P	P	P	P
Microbrewery					P		
Microdistillery					P		
Mixed use building				P	P	P	
Non-banking financial services					P	P	
Office building				P	P	P	P
Open market building						P	P
Personal service				P	P	P	
Recording studios				P	P	P	P
Retail building				P	P	P	P
Restaurant				P	P	P	P
Self-storage						S	S
<b>INSTITUTIONAL</b>							
Cemetery						P	P
Clubs – public or private					P	P	
Community buildings, public or private	P	P	P	P	P		
Convention or exhibition halls					P	P	
Correction and detention institutions							P
Cultural centers				P	P		
<b>Education</b>							
College						P	
Elementary, middle school	P	P	P		P	P	
High school					P	P	
Entertainment facilities, not adult					P	P	
Exhibition center					P	P	
Farmers market	S			P	P		
Heliport / helipad						P	P
Hospital					P	P	
Library				P	P		
Museum				P	P	P	
<b>Park (See Table 3.1.)</b>							
Nature conservancy	P						
Park	P						
Green		P	P	P			
Square		P	P	P			
Plaza				P	P	P	
Playground	P	P	P	P			
Community garden	P	P	P	P	P	P	P
Neighborhood multipurpose field		P	P	P			
Ramble		P	P				
Recreation and sports facility					P	P	
Parking facilities					P	P	P
Religious institution	S	S	S	S	P	P	P
Theater					P	P	P
Utility substation	P	P	P	P	P	P	P
Sports stadium					P	P	P
Wireless communications facility					P	P	P
<b>AGRICULTURE</b>							
Beekeeping	P	P					

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# Town of Thompson's Station Planning Department

P. O. Box 100  
 1550 Thompson's Station Road West  
 615-794-4333



**General Application / Request:**

File No.: \_\_\_\_\_

**Applicant Information:** (Please print)

Company / Business Name: Vogue Towers Partners VII, LLC

Contact: Pat Tant, CEO Phone # 1: 423-702-0313

Mailing / Street Address: 430 Chestnut Street, Suite 101-B

City, State, Zip: Chattanooga, TN 37402

E-mail: pat@voguetowers.net Phone # 2: \_\_\_\_\_

**SUBDIVISIONS:**

	<b>RESIDENTIAL</b>		<b>NON-RESIDENTIAL</b>
	Development Concept Presentation		Development Concept Presentation
	Single Lot Site Plan – Lot #: _____		Single Lot Site Plan – Lot #: _____
	Site Plan		Site Plan
	Preliminary Plat		Preliminary Plat
	Final Plat		Final Plat
	Revision to Final Plat		Revision to Final Plat
	Construction Drawing		Construction Drawing

**SIGNS:**

	Master Sign Plan / Program		Sign Permit / Review
	Billboard Sign Face Replacement		Temporary Sign Permit

**OTHER:**

	Annexation		Change of Use
	Rezone		Residential Business
	Temporary Use/Event permit		Home Occupation
	Special Exception	X	Variance or Other BZA Request

**Parcel / Property Information:**

Parcel Location / Address: 4561 Columbia Pike

Tax Map & Parcel #: 145.00100.00004145 Acreage: 25.22 for parcel, approx .11 development

Owner Name: Raymond Fields

Owner Address (if different from Parcel Address): Chapel Hill, TN

Deed Book & Page #: Book-Page 4990-357 and 5042-71

Check one :  sewer  septic  n/a

**Project Description Information:**

Subdivision / Project Name: Columbia Pike - TN-043

Plat Book & Page #: \_\_\_\_\_ Lot #(s): \_\_\_\_\_

Project Description:

Development of a multi-tenant Wireless Communications Tower ("WCT") facility  
as located and identified in the attached drawings.

Justification Statement: State why the application(s) should be approved, based on the required findings (if any). Attach additional pages if necessary.

See attached Application summary and justification, attached to this application.

Michael A. Sandifer  
Signature of Applicant

October 8, 2020  
Date

**PROPERTY OWNER(S) STATEMENT**

STATE OF TENNESSEE  
COUNTY OF WILLIAMSON  
TOWN OF THOMPSON'S STATION

I / We, Raymond Fields, declare that I / we am / are the owner(s) of the property described herein and hereby give authorization for the filing of this application. Further, I / we do, by my / our signature(s) on this agreement, absolve the Town of Thompson's Station of all liabilities regarding any deed restrictions that may be applicable to the property described herein. (Signature of all property owners is required. The owner in escrow is not acceptable.)

I / We declare that all encumbrances on the subject property are shown on the submitted site plan (or are attached on a separate sheet) and that the purpose of all encumbrances (and ownership of all easements) is stated. In the case of a tentative map, I / we further declare that the property involved in this application is free from all encumbrances that would conflict with the project application, particularly dedications of the right to further subdivide to the Town of Thompson's Station.

I / We hereby grant the Town admittance to the subject property as necessary for processing of the project application.

I / We declare under penalty of perjury that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed: Raymond Fields

Date: 9-15-20

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

**Engineer Information:** (Please print)

Company / Business Name: French & Parrello Associates

Contact: Michael Sandifer Phone # 1: 205-532-4870

Street / Mailing Address: 100 North Point Center East, Suite 125

City, State, Zip: Alpharetta, GA 30022

E-mail: michael.sandifer@fpaengineers.com Phone # 2: \_\_\_\_\_

**Architect Information:** (Please print)

Company / Business Name: N/A

Contact: \_\_\_\_\_ Phone # 1: \_\_\_\_\_

Street / Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

E-mail: \_\_\_\_\_ Phone # 2: \_\_\_\_\_

**Consultant Information:** (Please print)

Company / Business Name: Same as Engineer

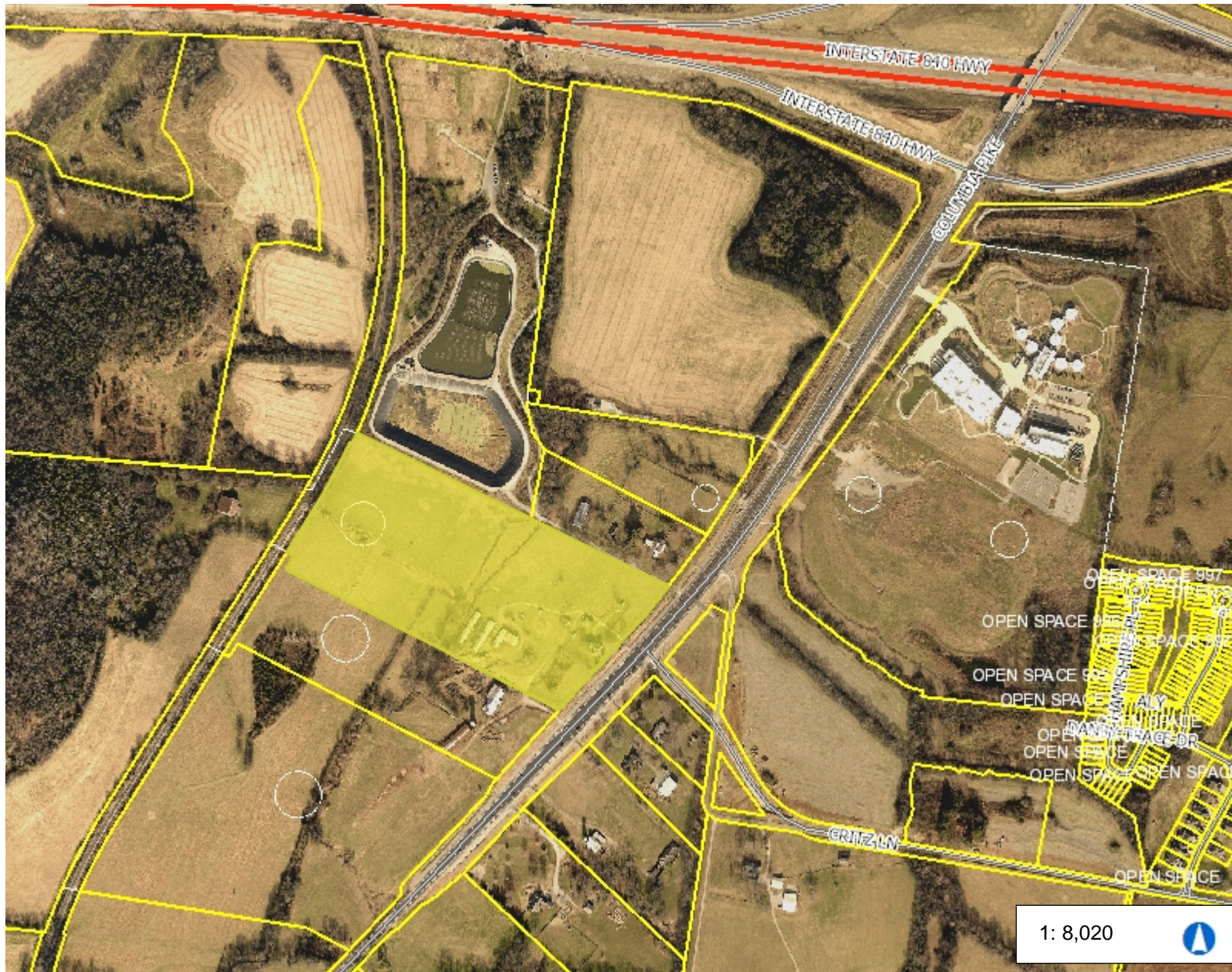
Contact: \_\_\_\_\_ Phone # 1: \_\_\_\_\_

Street / Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

E-mail: \_\_\_\_\_ Phone # 2: \_\_\_\_\_

# Tools & Features Demonstration Site



## Legend

- Parcels
- Notes
- Miscellaneous
- Easement
- Exemptions
- Conflicts
- Lines
- Corporate Limits
  - BRENTWOOD
  - FAIRVIEW
  - FRANKLIN
  - NOLENSVILLE
  - SPRING HILL
  - THOMPSONS STATION
- Parks
- Centerlines
  - <all other values>
  - INTERSTATE
  - ACCESS
  - LOCAL STREETS
  - MAJOR ARTERIAL
  - MAJOR COLLECTOR
  - MINOR ARTERIAL
  - MINOR COLLECTOR
  - NO NAME
  - UNCLASSIFIED

## Notes

0.3 0 0.13 0.3 Miles

NAD\_1983\_StatePlane\_Tennessee\_FIPS\_4100\_Feet  
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



**Corporate Office**  
1800 Route 34, Suite 101, Wall, New Jersey 07719

**Regional Offices**  
King of Prussia, Pennsylvania  
Hackettstown, New Jersey  
Camden, New Jersey  
New York, New York  
Atlanta, Georgia

**FALL ZONE LETTER**

October 8, 2020

Vogue Tower Partners VII, LLC ("Vogue Towers")  
430 Chestnut St., Suite 101-B  
Chattanooga, TN 37402

RE: Fall Zone Letter for Proposed 125' Monopole Tower – Thompson Station, TN

Site Name: Columbia Pike, TN-043  
Site Address: 4156 Columbia Pike, Williamson County, TN  
Building Code: IBC 2015  
Design Standard: ANSI/TIA-222-G

Dear Vogue Towers;

As the above referenced project progresses through jurisdictional review, we have been directed by your staff and project team to ensure that the tower ordered for this site is designed with an engineered failure point to limit the fall zone radius and thereby prevent damage to any adjacent structure(s). This tower will, of course, be compliant with and designed to the current building code and will withstand all code-required wind loads. In the event of a catastrophic event beyond the designed wind speed and loading, this tower will be designed to fail by buckling at a specific point to reduce its theoretical fall zone radius. For the requested 125' monopole, the theoretical fall zone radius will not exceed 50% or the tower height, or 62.5'.

Once approval is granted, you may solicit tower manufacturer quotes based on the criteria above to obtain specific tower construction and engineering details that comply with the required fall zone radius for this site.

Should you have any questions, please do not hesitate to contact me.

Sincerely,



John Bosco, P.E.  
Senior Project Manager  
TN PE #22512 (Exp: 7/31/21)



**APPLICATION FOR SITE PLAN APPROVAL BY VOGUE TOWER PARTNERS VII, LLC, FOR THE  
CONSTRUCTION OF A WIRELESS COMMUNICATION FACILITY**

**Application:** For Town of Thompson Station Board of Zoning Appeals and Planning Commission approval by Vogue Tower Partners VII, LLC (“Vogue Towers”) for a proposed multi-tenant Wireless Communication Tower (“WCT”) facility.

**Site Name:** Columbia Pike, #TN-043

**Project Description:** Vogue Towers proposes to construct a multi-tenant 125’ monopole structure within a 55’x55’ fenced compound area (see attached design drawings for details). This facility will have provisions for multiple carriers, satisfying the intent of the Town’s ordinance to reduce the need for new towers.

**Parcel Address:** 4561 Columbia Pike, Thompson Station, TN 37179

**Property Owner:** Raymond Fields

---

**Narrative:**

The wireless industry is continually improving networks to best meet the needs of the community. In the present case, the growth in usage at existing locations requires a new tower. The purpose of this proposed wireless facility will be to provide improved coverage, quality, and safety to the area, specifically to customers and residents in and around Thompson Station, along Columbia Pike and Hwy 840.

As the demand for data continues to increase with the use of “smart phones”, there is an increased need for WCT infrastructure to keep up with the demand. Each WCT facility can handle only a fixed amount of demand and/or cover so far, and this tower is needed to provide additional coverage and capacity for this portion of the community.

This proposal is to construct a multi-carrier monopole WCT facility. The applicant will lease the use of space and access as shown on the site plan. Within that area, there would be a 3,025 sq/ft fenced compound providing room for wireless carriers, including Verizon Wireless, AT&T, and other collocating wireless providers to place equipment cabinets/buildings within the compound of the new tower.



Consideration of this application should not, however, be limited to examining how successfully Vogue Towers has mitigated any negative impact through design and location. The positive impact of the site should be given full weight as well. We live in a society where our wireless devices have become an essential tool for daily living, a necessity with approximately 80% of E911 calls being made from wireless devices each year and more than one-half of American homes (54.9% as of 2018) with only wireless telephone service (*National Center for Health Statistics*). Furthermore, the benefits of this site to the community go beyond just convenience for residents and businesses. Quality wireless service is part of the critical infrastructure necessary for public safety and first responders in emergency situations such as accidents, crimes, health incidents and storms. Given the design, location and benefits provided by this proposed site, the lack of significant impacts, and compliance with the requirements of the ordinance as more fully demonstrated below, approval of this application is respectfully requested.

4.11.7 *Wireless Communications Facilities*

*These standards govern the development of wireless communications facilities.*

- a. *Review Process for Wireless Communication Towers (“WCT”). All applications to construct a WCT within the Town shall include a detailed site plan of the proposed WCT, in addition to information required for a building permit, and shall obtain the approval of the Planning Commission, unless specifically exempted as provided herein. **See attached zoning drawings. A complete set, with additional code related detail will be provided for building permit review.***
  
- b. *Permitted Locations. WCTs are permitted within the IM zoning district subject to these standards; however, the placement of such towers in areas and specific locations to minimize the visual impact of WCTs is strongly encouraged. **The subject property is zoned “CC – Community Commercial”, also a permitted use per the Permitted Use Table in the Town’s Land Development Ordinance. Applicant is requesting clarification from BZA.***
  
- d. *High-impact WCTs. Any proposed WCT not meeting the conditions for low- or medium-impact WCTs require site plan review and approval by the Planning Commission and must meet the following additional conditions:*
  - i. *An applicant for a high-impact WCT shall provide an inventory of existing WCTs or sites approved for WCTs that are within the Town, and WCTs outside of the Town which serve areas within the Town, as well as within the coverage area of the proposed WCT. The inventory shall include specific information about the design, height, and location of each WCT and demonstrate that their needs and the needs of the public cannot be adequately served by co-location or installation of a low- or medium-impact WCT. High-impact WCTs will only be approved if the Planning Commission determines based on the evidence presented by the applicant that no existing WCT or structure can accommodate the proposed antenna. **Applicant does not currently own or operate any existing WCT’s in or around the Town.***
  
  - ii. *High-impact WCTs shall be no separated by not less than 1,500 feet, measured by a straight line from the base of an existing tower, to the base of a proposed tower. **Closest existing WCT is approx. 1.75m to the SE, followed by an existing WCT approx. 2m to the south. No existing WCT facilities identified within 1,500’.***
  
  - iii. *Site plans applications for high-impact WCTs shall include a detailed landscaping plan sufficient to screen the entire perimeter of the fence of the WCT and to provide for the installation and future growth of large trees and other vegetation. The Planning Commission may require the applicant to post a landscaping bond as a condition of approval. **Applicant***

selected this location based on its natural screening based on adjacent uses. The WCT is located at the rear of the 25+ acre tract, with screening via the railroad to the west and the Town's water facility to the north, and is located at the rear of the property to not require additional landscaping.

- iv. *Applications for high-impact WCTs shall also include detailed construction drawings and plans approved by a licensed engineer and a schematic drawing of the proposed WCT and accessory structures, fencing and landscaping. See attached zoning drawings. A complete set, with additional code related detail will be provided for building permit review.*
  - v. *A high-impact WCT shall require an additional two-foot setback from the base of the tower to the property line for each vertical foot over the maximum height of structures permitted within that zone district. No WCT shall be permitted by the Planning Commission of a height of more than 125 feet. Applicant complies with this requirement based on design of the monopole to include a 50% failure zone, reducing the potential fall radius to approx. 63', plus the three-story requirement for the Town's "CC" district. Applicant is providing a fall zone letter as part of this package and will provide detailed tower design calculations as part of the building permit submittal process.*
- e. *Requirements for all WCTs. All WCTs shall meet the following requirements:*
- i. *Minimum siting distances to habitable structures required for compliance with the Federal Communications Commission (FCC) regulations.*
  - ii. *Shall be designed using non-reflective materials and shall be compatible with and match the building architecture and colors to the maximum extent feasible and be located to minimize visual impacts. Monopole structures are typically galvanized steel, tubular structures that share design characteristics with existing utility lines in the area.*
  - iii. *No signs are permitted on a WCT other than necessary warning or certification signs.*  
**Applicant complies, posting only required warning, certification of identification signage.**
  - iv. *No lighting is permitted on a WCT except as required to comply with federal regulations. Applicant does not anticipate lighting to be required for this location.*  
**Governed by the FAA, lighting is not generally required for towers less than 200' in height.**
  - v. *All ground mounted mechanical equipment shall be housed underground or within a structure that shall be fenced and screened from public view with an 8 foot fence. The fenced shall be locked at all times and the perimeter of such fence shall be completely screened from adjacent properties either by existing trees and vegetation or newly installed landscaping. Applicant complies, as illustrated in attached drawings.*
  - vi. *Wireless communications facilities shall be operated and maintained in accordance with all applicable federal, state, county and local building codes and regulations. Any abandoned facilities or structures shall be removed within 30 days. Applicant confirms its intent to comply with this Section. The WCT will be maintained in a safe manner, and in compliance with conditions of permits, as well as all applicable and permissible local codes, ordinances, and regulations and applicable City, State and Federal laws, rules and regulations, unless granted specific relief by the Commission in writing.*
- g. *Abandonment and removal. Any WCT that is not operated for a continuous period of 12 months or more shall be considered to have been abandoned, and the owner shall remove the same within*

*90 days of receipt of notice from the Town. Failure to remove an abandoned tower or antenna within said 90 days shall be grounds to remove the WCT at the owner's expense. If there are multiple users of a WCT, then this provision shall not become effective until all users abandon the tower. The Planning Commission shall require that a Performance Agreement be established for all High Impact WCTs, with appropriate financial security to defray the costs of removal.*

**Applicant confirms its intent to comply with this Section 4.11.7(g) as described above.**

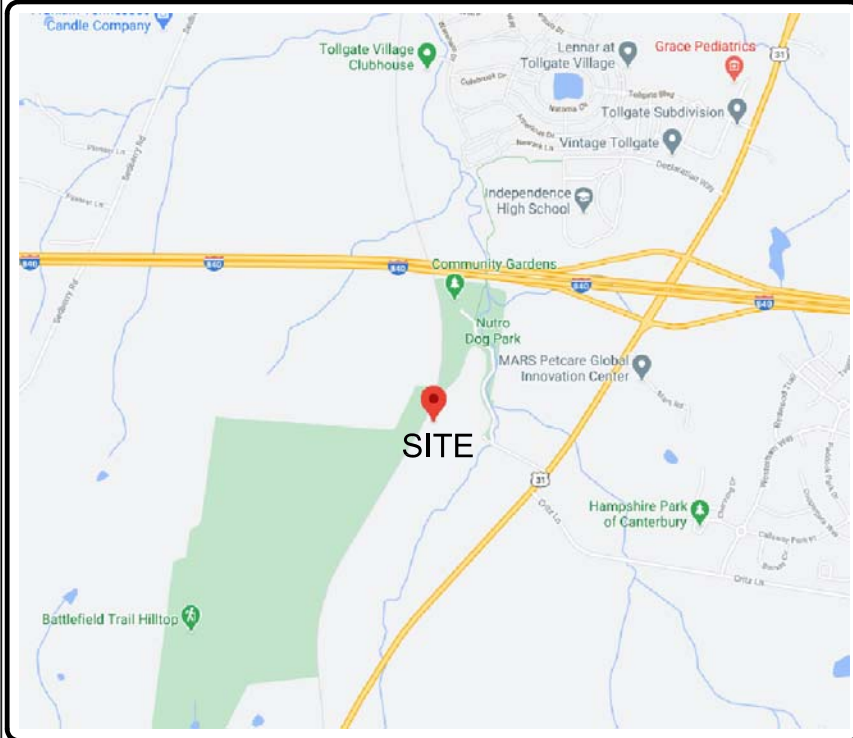
As provided for in this application package, the proposed telecommunications facility meets the conditions and specifications of Thompson Station's Land Development Ordinance. Wireless service is considered a public necessity in some cases, as it is often the only means citizens have to emergency services. The location and character of the use, if developed according to the plan submitted and recommended, will be in harmony with the area in which it is to be located. The proposed WCT will meet the infrastructure needs of this area of the area and will provide much needed access to emergency services.

Respectfully submitted,

*Patricia Troxell-Tant*

Patricia Troxell-Tant  
Chief Executive Officer  
Vogue Tower Partners VII, LLC

### LOCATION MAP



SITE NAME:

**COLUMBIA PIKE**

SITE NUMBER:

**TN-43**

SITE ADDRESS:

**4561 COLUMBIA PIKE  
THOMPSON STATION, TN 37179**

### SHEET INDEX

SHEET	DESCRIPTION
T-1	COVER SHEET
GN-1	GENERAL NOTES
C-1	OVERALL SITE LAYOUT
C-2	COMPOUND LAYOUT
C-3	TOWER ELEVATION AND ANTENNA PLAN
C-4	FENCE DETAILS
C-5	SITE DETAILS



**VOGUE  
TOWERS**

430 CHESTNUT STREET  
SUITE 101-B  
CHATTANOOGA, TN 37402

ENGINEER:



100 N Point Center E, Suite 251, Alpharetta, GA 30022  
470.318.6119

### ZONING APPROVAL

REV	DATE	RECORD OF ISSUE	BY	CHK
A	10/08/20	ZONING	KC	MA

### DIRECTIONS

FROM NASHVILLE INTERNATIONAL AIRPORT; TAKE I-40 WEST.  
TAKE I-65 SOUTH TOWARD US-31 TO THOMPSON STATION. AT EXIT 28, TAKE I-840 WEST. CONTINUE ON US-31 SOUTH TO COLUMBIA PIKE. SITE IS LOCATED ON THE RIGHT SIDE OF THE HIGHWAY.

### CODE BLOCK

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- INTERNATIONAL BUILDING CODE, 2015 EDITION
- NATIONAL ELECTRICAL CODE, 2015 EDITION
- INTERNATIONAL MECHANICAL CODE, 2015 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION

ACCESSIBILITY REQUIREMENTS:  
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2006 IBC BUILDING CODE.



**Know what's below.  
Call before you dig.**

### PROJECT SUMMARY

THE PROPOSED PROJECT SCOPE WILL CONSIST OF CONSTRUCTING A NEW UNMANNED TELECOMMUNICATIONS FACILITY.

SITE NAME: COLUMBIA PIKE  
 SITE NUMBER: TN-43  
 SITE ADDRESS: 4561 COLUMBIA PIKE THOMPSON STATION, TN 37179  
 SITE COORDINATES: LATITUDE: 35° 49' 2.01" N  
 LONGITUDE: -86° 53' 51.85" W  
 COUNTY: WILLIAMSON COUNTY  
 JURISDICTION: TOWN OF THOMPSON STATION  
 ZONING: CC  
 PROPERTY OWNER: TOWN OF THOMPSON STATION  
 TOWER TYPE: MONOPOLE  
 HEIGHT: 125'  
 ACREAGE: 0.11±  
 APPLICANT: VOGUE TOWER PARTNERS VII, LLC  
 430 CHESTNUT STREET  
 SUITE 101-B  
 CHATTANOOGA, TN 37402

### PROJECT CONSULTANTS

ENGINEERING CONSULTANT:  
 FRENCH & PARRELLO ASSOCIATES  
 1800 ROUTE 34, SUITE 101  
 WALL, NJ 07719  
 CONTACT: MARIO ARMSTEAD  
 PHONE: 770 309-2031  
 EMAIL: MARIO.ARMSTEAD@FPAENGINEERS.COM  
 FPA JOB NO: 15228.011

CLIENT CONTACT:  
 VOGUE TOWERS  
 430 CHESTNUT STREET, SUITE 101-B  
 CHATTANOOGA, TN 37402

CONSTRUCTION MANAGER:  
 TBD

POWER:  
 MTEM  
 (877) 777-9020

TELCO:  
 AT&T  
 (800) 620-6000



NOT VALID FOR CONSTRUCTION  
UNLESS SIGNED AND STAMPED

SITE NAME:

**COLUMBIA PIKE**

SITE NUMBER:

**TN-43**

SITE ADDRESS:

**4561 COLUMBIA PIKE  
THOMPSON STATION, TN 37179**

**COVER  
SHEET**

DRAWN BY: KC

CHECKED BY: MA

PROJECT MANAGER: MAS

SHEET NUMBER: T-1

## TOWN OF THOMPSON STATION GENERAL NOTES

1. THESE CONSTRUCTION/SITE PLANS ARE PROVIDED TO THE TOWN OF THOMPSON STATION'S PUBLIC WORKS DEPARTMENT FOR ROADWAY/PARKING LOT/DRIVE AISLES, GRADING AND DRAINAGE PLAN REVIEW AND APPROVAL. UTILITIES SHOWN WITHIN ARE PROVIDED FOR INFORMATION ONLY. CONTACT THE APPROPRIATE UTILITY AGENCY FOR UTILITY PLAN APPROVAL.
2. EROSION CONTROL PLANS AND DETAILS ARE PROVIDED FOR INFORMATION ONLY. PRIOR TO ANY GRADING ACTIVITIES A LAND DISTURBANCE PERMIT MUST BE OBTAINED. CONTACT JENNIFER JONES CITY PERMIT TECH, AT (615) 794-4333 EXT.12 ([JJONES@THOMPSONS-STATION.COM](mailto:JJONES@THOMPSONS-STATION.COM)) IN THE PUBLIC WORKS DEPARTMENT TO OBTAIN A PERMIT APPLICATION.
3. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE TOWN OF THOMPSON STATION'S SUBDIVISION REGULATIONS.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO ADVISE FUTURE BUILDERS AND/OR LOT OWNER'S THAT ALL DRIVEWAYS, SIDEWALKS, AND ACCESSIBLE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL REGULATIONS, TDOT SPECIFICATIONS, AND TOWN OF THOMPSON STATION'S SUBDIVISION REGULATIONS AND ZONING ORDINANCES.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE TOWN OF THOMPSON STATION, DEPARTMENT OF PUBLIC WORKS, A MINIMUM OF 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS. INSPECTIONS ARE REQUIRED BEFORE STORM WATER PIPES ARE BACKFILLED OR ANY CONCRETE IS POURED, INCLUDING INSPECTION OF SIDEWALK FORMS. CALL THE TOWN OF THOMPSON STATION, DEPARTMENT OF PUBLIC WORKS AT (615) 794-4333 EXT.13 TO ARRANGE INSPECTION TIMES.
6. PRIOR TO THE ISSUANCE OF A FINAL USE AND OCCUPANCY PERMIT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL MAINTENANCE, RESHAPING AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS.
7. DEVELOPER IS RESPONSIBLE FOR PROVIDING STREET LIGHTING:
  - a. STREET LIGHTS ARE TO BE INSTALLED PER NATIONAL ELECTRICAL CODE, NATIONAL ELECTRICAL SAFETY CODE, AND LOCAL ELECTRIC

- UTILITY DISTRICT SPECIFICATIONS.
- b. STREET LIGHT FIXTURES AND POLE TYPES SHALL BE APPROVED BY THE TOWN OF THOMPSON STATION.
8. SIDEWALK NOTES:
    - a. FOR ALL PUBLIC SIDEWALKS, THE STREET SIDE OF THE SIDEWALK SHALL BE 1" ABOVE THE CURB AND SHALL MAINTAIN A MAXIMUM CROSS SLOPE OF 2 PERCENT. IF SIDEWALKS CANNOT BE CONSTRUCTED WITHIN THESE PARAMETERS, CONTACT THE PUBLIC WORKS DEPARTMENT.
    - b. WHERE DRIVEWAYS AND/OR PEDESTRIAN WAYS MEET THE SIDEWALK, THE SIDEWALK SHALL REMAIN CONTINUOUS AND CONSISTENT WITH BROOM FINISHED CONCRETE.
    - c. EXPANSION JOINTS SHALL BE INSTALLED ON THE FOUR SIDES OF THE SIDEWALK WHERE IT PASSES THROUGH DRIVEWAYS AND/OR PEDESTRIAN WAYS.
    - d. SIDEWALKS AND CURB RAMPS SHALL BE ADA COMPLIANT.
  9. ALL TRAFFIC CONTROL SIGNS ARE TO BE HIGH INTENSITY GRADE.
  10. FOR ALL RETAINING WALLS WITH A HEIGHT OF 3 FOOT ABOVE GRADE OR MORE, SUBMIT A DESIGN STAMPED BY A LICENSED TENNESSEE ENGINEER TO THE TOWN OF THOMPSON STATION PUBLIC WORKS DEPARTMENT, IF NOT ALREADY INCLUDED IN THIS PLAN SET.
  11. DRIVEWAY NOTES:
    - a. DRIVEWAYS SHALL BE PLACED TO AVOID CONFLICT WITH DRAINAGE STRUCTURES UNLESS APPROVED BY THE CITY ENGINEER.
    - b. DRIVEWAYS SHOULD HAVE A MAXIMUM SLOPE OF 8% FOR THE FIRST 15' FROM THE BACK OF SIDEWALK AND SHALL NEVER EXCEED 10% IN THE FIRST 15' FROM THE STREET.

## GENERAL NOTES

1. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS BEFORE STARTING WORK. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.
2. IT IS THE INTENTION OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TIES, FORM WORK, ETC. IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL ORDINANCES. TO SAFELY EXECUTE ALL WORK AND SHALL BE RESPONSIBLE FOR SAME. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.
3. THE CONTRACTOR SHALL USE ADEQUATE NUMBER OF SKILLED WORKMAN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHOD NEEDED FOR PROPER PERFORMANCE OF THIS SCOPE OF WORK.
4. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO INDEMNIFY AND HOLD DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
5. GROUNDING SYSTEM MODIFICATION SHALL COMPLY WITH CARRIER'S GROUNDING STANDARDS, LATEST EDITION, AND COMPLY WITH TOWER OWNER'S GROUNDING REQUIREMENTS, LATEST VERSION. WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT THEY SHALL GOVERN. GROUNDING SHALL BE INSTALLED AND READY FOR CONNECTIONS PRIOR TO NEW EQUIPMENT BEING INSTALLED ON SITE.
6. ALL WORK SHALL COMPLY WITH OSHA AND STATE SAFETY REQUIREMENTS. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION AND UTILITIES SHALL BE LOCATED AS REQUIRED PRIOR TO EXCAVATION.
7. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES OR ORDINANCES. THE MOST STRINGENT CODE WILL APPLY IN THE CASE OF DISCREPANCIES OR DIFFERENCES IN THE CODE REQUIREMENTS.
8. ANY DAMAGE TO THE ADJACENT PROPERTIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE LANDOWNER, ENGINEER, CONSTRUCTION MANAGER, OR OWNER.
9. THE CONTRACTOR SHALL CONTACT UTILITIES AND LOCATOR SERVICE A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION. (CALL BEFORE YOU DIG 811).
10. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES WITHIN CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES. SILT AND EROSION CONTROL SHALL BE MAINTAINED ON THE DOWNSTREAM SIDE OF THE SITE AT ALL TIMES.
12. CONTRACTOR SHALL MAINTAIN 20' HORIZONTAL CLEARANCE FROM CENTERLINE OF EXISTING POWER LINES OR AS REQUESTED BY THE POWER COMPANY.
13. ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES.
14. SEEDING AND MULCHING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE SITE GRADING.
15. PERMITS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC.
16. CONTRACTOR TO PROVIDE RED LINE AS BUILT CONSTRUCTION DRAWINGS TO TOWER OWNER AT COMPLETION OF JOB.
17. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND/OR EXISTING UTILITIES BELIEVED TO BE IN THE WORKING AREA. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UTILITIES. WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED AT THE COST OF THE CONTRACTOR.
18. ALL ELECTRICAL WORK SHALL BE DONE IN STRICT ACCORDANCE AND IN COMPLIANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, ALL STATE AND LOCAL LAWS AND ORDINANCES, THE REGULATIONS OF THE STATE AND LOCAL AUTHORITIES HAVING JURISDICTION, AND ALL REQUIREMENTS OF THE CARRIER'S SPECIFICATIONS AND PRACTICES.
19. ALL ELECTRICAL EQUIPMENT, MATERIALS, AND DEVICES SHALL BE NEW, STANDARD FIRST GRADE THROUGHOUT AND CONFORM TO THE LATEST APPLICABLE STANDARDS ESTABLISHED BY IEEE, ANSI, ASTM, ETC. ELECTRICAL EQUIPMENT SHALL MEET STANDARDS OF UNDERWRITER'S LABORATORIES, INC., AND SHALL BE SO LABELED.
20. ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND SHALL PRESENT A NEAT AND MECHANICAL APPEARANCE UPON COMPLETION.
21. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, HARDWARE, LABOR AND SERVICES REQUIRED FOR THE INSTALLATION OF COMPLETE AND PROPERLY WORKING INSTALLATIONS AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
22. CONTRACTOR SHALL VERIFY EXACT TYPE OF EQUIPMENT TO BE INSTALLED AND THE DIMENSIONS WHICH MAY EFFECT THE EXACT PLACEMENT OF ELECTRICAL WORK.
23. ALL RIGID GALVANIZED STEEL (RGS) CONDUIT COUPLINGS AND CONNECTORS SHALL BE STANDARD THREADED TYPE. FLEXIBLE METAL CONDUIT SHALL BE SEALTIGHT, CONSISTING OF FLEXIBLE GALVANIZED STEEL TUBING WITH A LIQUIDTIGHT JACKET OF PVC.
24. WHERE RIGID CONDUITS ENTER BOXES THEY SHALL BE SECURED IN PLACE BY APPROVED LOCKNUTS AND BUSHINGS AND SHALL BE PROVIDED WITH A BURNDY GROUNDING CLAMP OR EQUAL. ALL CONDUIT CONNECTIONS TO SHEET METAL BY USE OF CABINETS OR ENCLOSURES SUBJECT TO THE ELEMENTS SHALL TERMINATE WITH RAIN-TIGHT HUBS.
25. ALL PVC CONDUIT SHALL BE MINIMUM SCHEDULE 40.
26. ALL CONDUCTOR INSULATION SHALL BE MINIMUM 600 VOLT RATED. ALL CABLE SHALL BE NYLON JACKETED, TYPE THHN/THWN UNLESS NOTED OTHERWISE.



**VOGUE  
TOWERS**

430 CHESTNUT STREET  
SUITE 101-B  
CHATTANOOGA, TN 37402

ENGINEER:



100 N Point Center E, Suite 251, Alpharetta, GA 30022  
470.318.6119

REV	DATE	RECORD OF ISSUE	BY	CHK
A	10/08/20	ZONING	KC	MA



NOT VALID FOR CONSTRUCTION  
UNLESS SIGNED AND STAMPED

SITE NAME:

COLUMBIA PIKE

SITE NUMBER:

TN-43

SITE ADDRESS:

4561 COLUMBIA PIKE  
THOMPSON STATION, TN 37179

**GENERAL  
NOTES**

DRAWN BY: KC

CHECKED BY: MA

PROJECT MANAGER: MAS

SHEET NUMBER: GN-1



UTILITY NOTE:  
 PROPOSED UTILITIES SHOWN  
 ARE SUBJECT TO REVIEW AND  
 APPROVAL BY THE UTILITY  
 COMPANY HAVING JURISDICTION



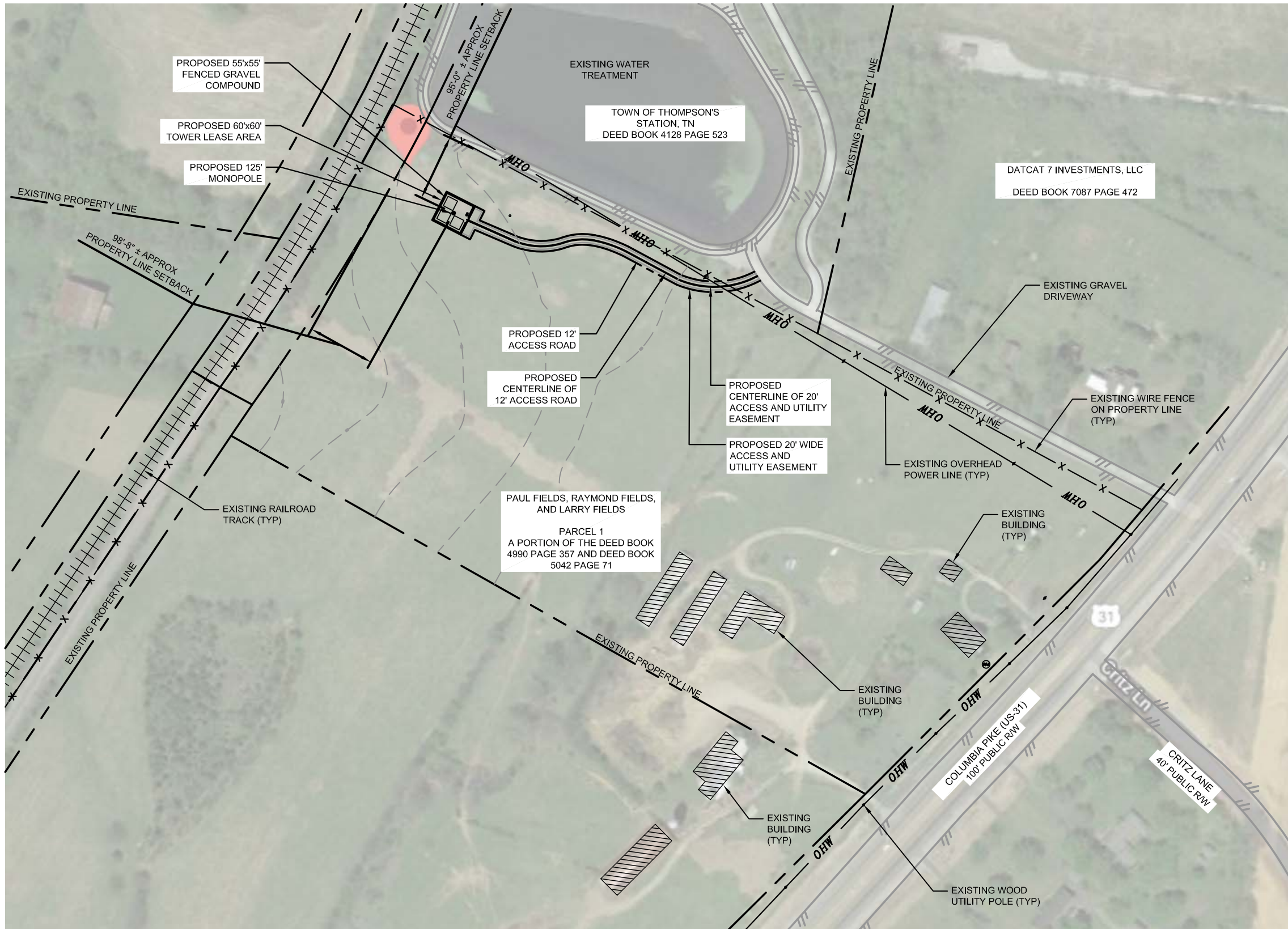
VOGUE  
TOWERS

430 CHESTNUT STREET  
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 CHATTANOOGA, TN 37402

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100 N Point Center E, Suite 251, Alpharetta, GA 30022  
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 UNLESS SIGNED AND STAMPED

SITE NAME:

COLUMBIA PIKE

SITE NUMBER:

TN-43

SITE ADDRESS:

4561 COLUMBIA PIKE  
 THOMPSON STATION, TN 37179

**OVERALL  
 SITE LAYOUT**

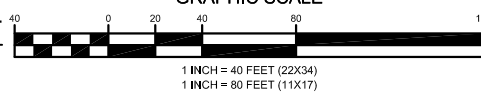
DRAWN BY: KC

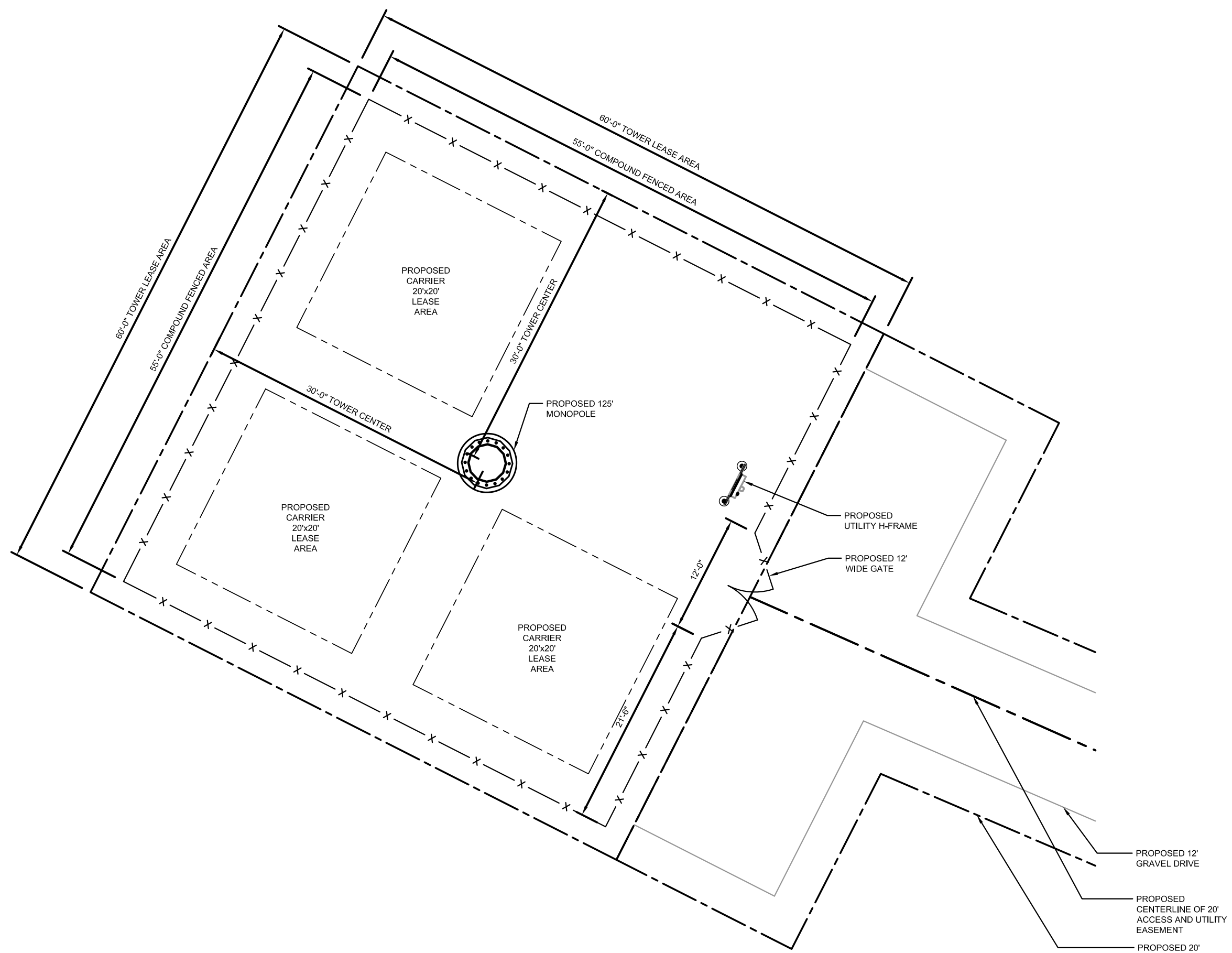
CHECKED BY: MA

PROJECT MANAGER: MAS

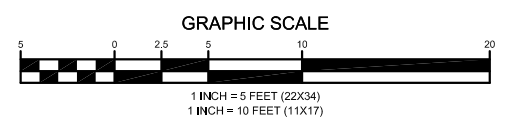
SHEET NUMBER: C-1

1 OVERALL SITE LAYOUT  
 C-1 SCALE: 1" = 40' (22X34)  
 SCALE: 1" = 80' (11X17)





**1 COMPOUND LAYOUT**  
 SCALE: 1" = 5' (22X34)  
 SCALE: 1" = 10' (11X17)



**VOGUE TOWERS**

430 CHESTNUT STREET  
 SUITE 101-B  
 CHATTANOOGA, TN 37402

ENGINEER:



100 N Point Center E, Suite 251, Alpharetta, GA 30022  
 470.318.6119

REV	DATE	RECORD OF ISSUE	BY	CHK
A	10/08/20	ZONING	KC	MA



NOT VALID FOR CONSTRUCTION  
 UNLESS SIGNED AND STAMPED

**SITE NAME:**  
 COLUMBIA PIKE

**SITE NUMBER:**  
 TN-43

**SITE ADDRESS:**  
 4561 COLUMBIA PIKE  
 THOMPSON STATION, TN 37179

**COMPOUND LAYOUT**

**DRAWN BY:** KC

**CHECKED BY:** MA

**PROJECT MANAGER:** MAS

**SHEET NUMBER:** C-2



VOGUE  
TOWERS

430 CHESTNUT STREET  
SUITE 101-B  
CHATTANOOGA, TN 37402

ENGINEER:



100 N Point Center E, Suite 251, Alpharetta, GA 30022  
470.318.6119

REV	DATE	RECORD OF ISSUE	BY	CHK
A	10/08/20	ZONING	KC	MA



NOT VALID FOR CONSTRUCTION  
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SITE NAME:

COLUMBIA PIKE

SITE NUMBER:

TN-43

SITE ADDRESS:

4561 COLUMBIA PIKE  
THOMPSON STATION, TN 37179

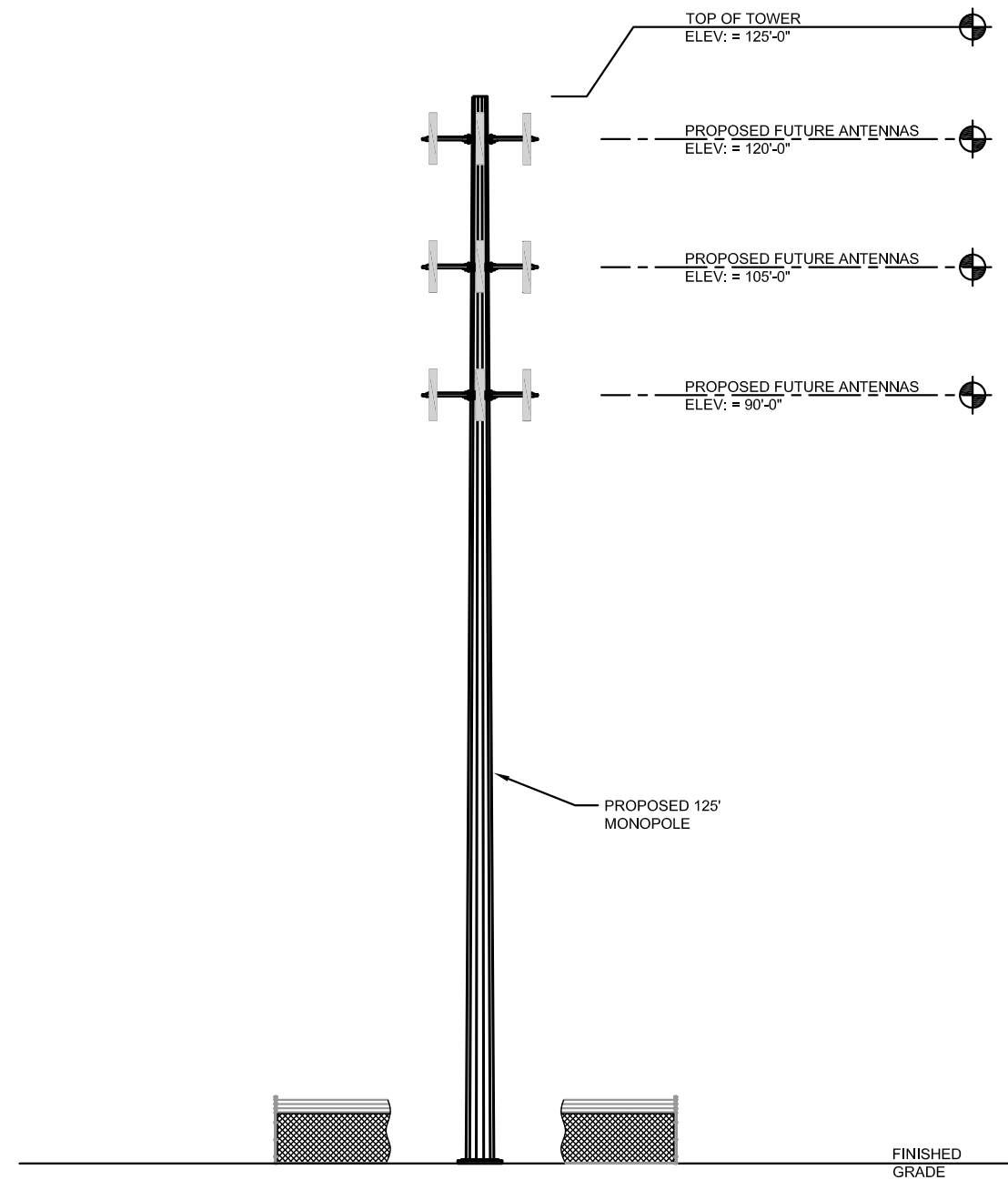
**TOWER ELEVATION  
AND ANTENNA PLAN**

DRAWN BY: KC

CHECKED BY: MA

PROJECT MANAGER: MAS

SHEET NUMBER: C-3



1 PROPOSED TOWER ELEVATION  
C-3 NOT TO SCALE





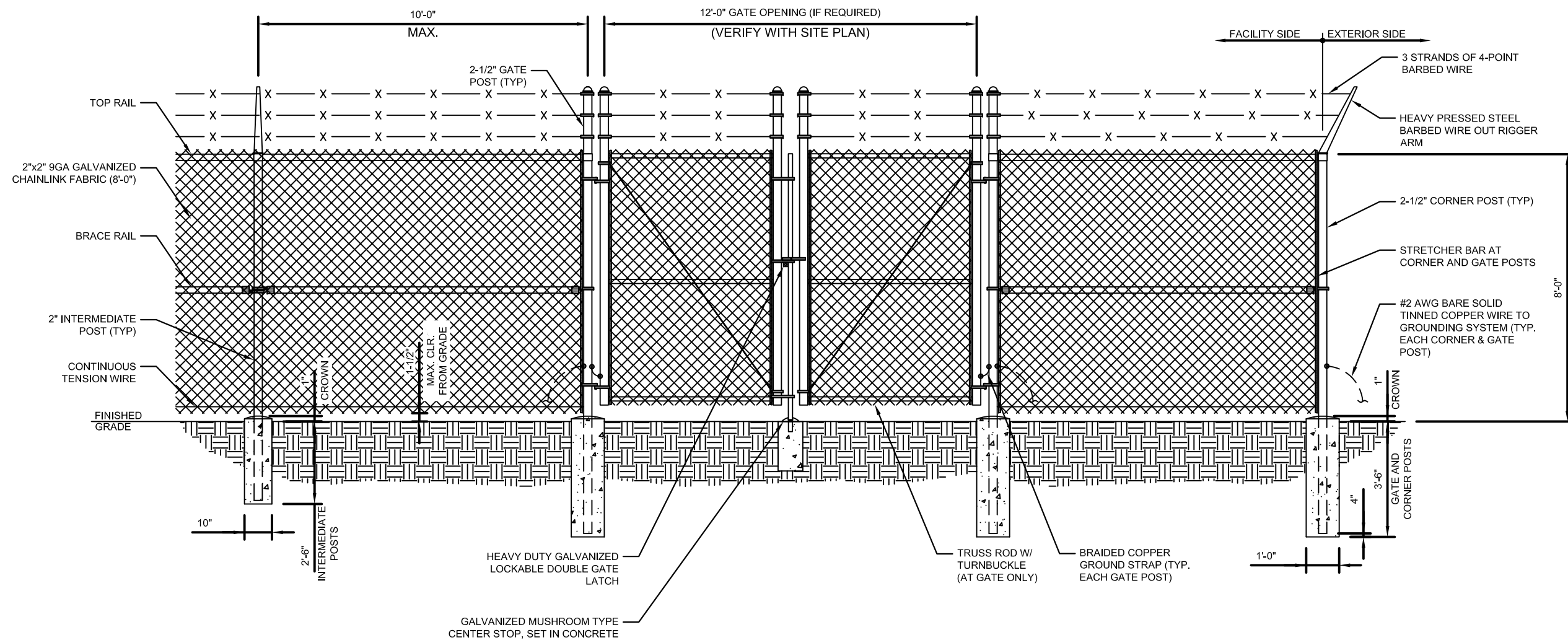
VOGUE  
TOWERS

430 CHESTNUT STREET  
SUITE 101-B  
CHATTANOOGA, TN 37402

ENGINEER:



100 N Point Center E, Suite 251, Alpharetta, GA 30022  
470.318.6119



REV	DATE	RECORD OF ISSUE	BY	CHK
A	10/08/20	ZONING	KC	MA



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UNLESS SIGNED AND STAMPED

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COLUMBIA PIKE

**SITE NUMBER:**  
TN-43

**SITE ADDRESS:**  
4561 COLUMBIA PIKE  
THOMPSON STATION, TN 37179

**FENCE  
DETAILS**

**DRAWN BY:** KC

**CHECKED BY:** MA

**PROJECT MANAGER:** MAS

**SHEET NUMBER:** C-4

1 FENCE DETAIL  
C-4 NOT TO SCALE



VOGUE  
TOWERS

430 CHESTNUT STREET  
SUITE 101-B  
CHATTANOOGA, TN 37402

ENGINEER:



100 N Point Center E, Suite 251, Alpharetta, GA 30022  
470.318.6119

REV	DATE	RECORD OF ISSUE	BY	CHK
A	10/08/20	ZONING	KC	MA



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SITE NAME:

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SITE NUMBER:

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THOMPSON STATION, TN 37179

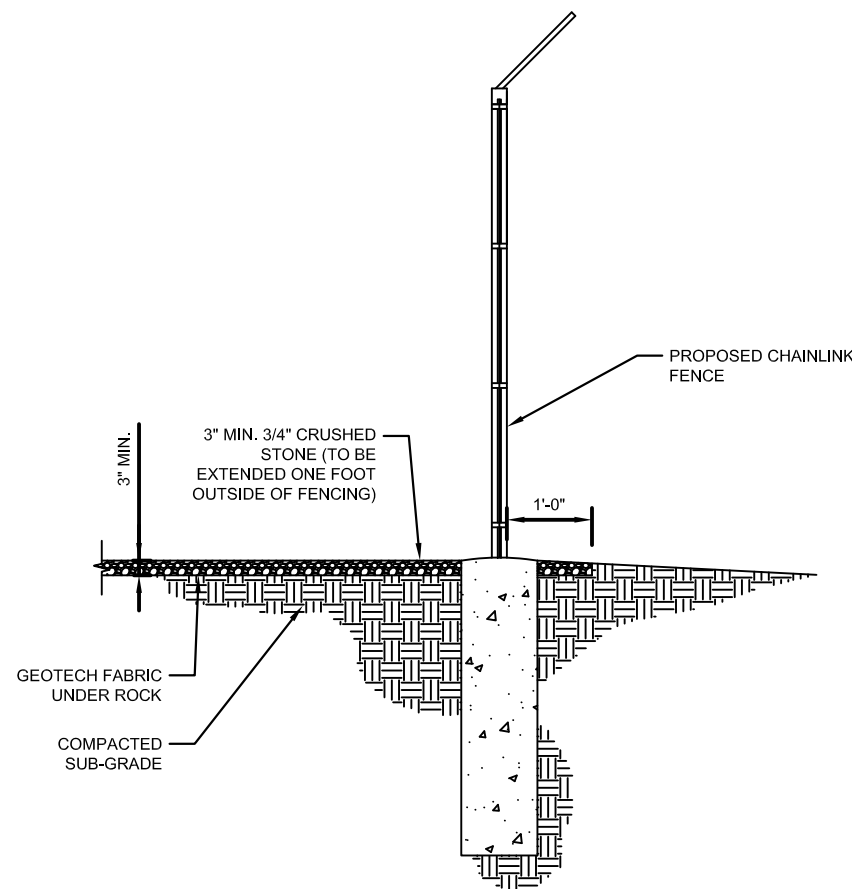
**SITE  
DETAILS**

DRAWN BY: KC

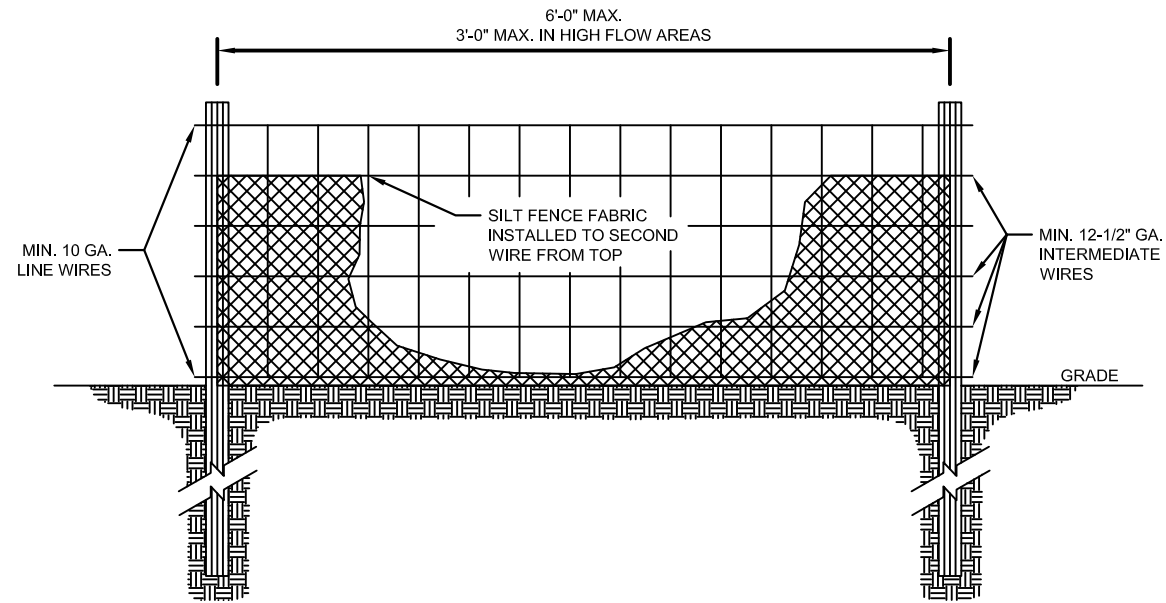
CHECKED BY: MA

PROJECT MANAGER: MAS

SHEET NUMBER: C-5

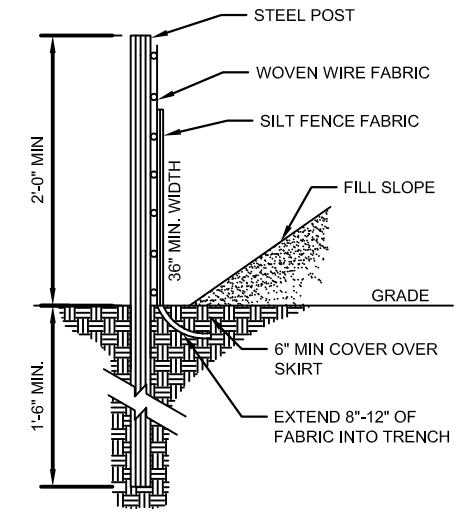


1 COMPOUND SURFACING DETAIL  
NOT TO SCALE  
C-5

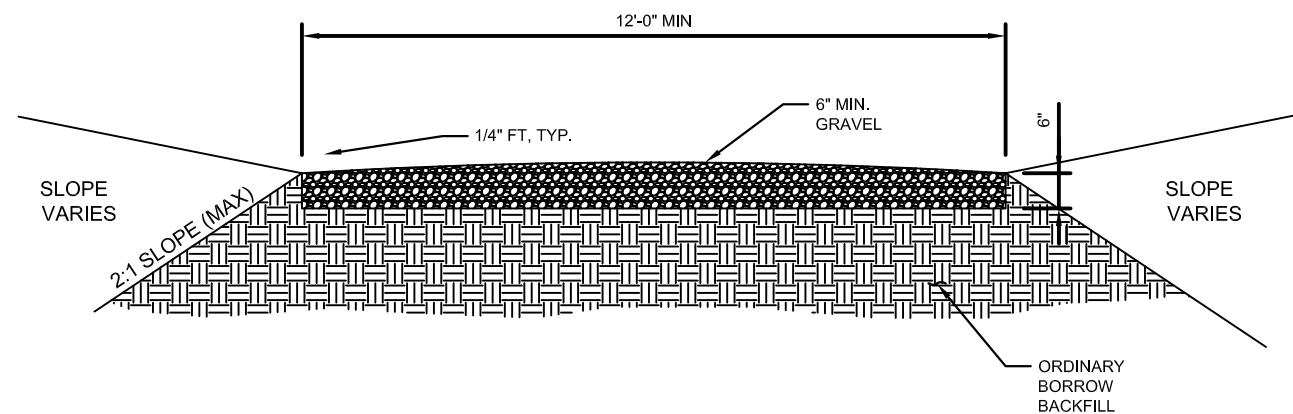


FRONT VIEW

2 SILT FENCE DETAIL  
NOT TO SCALE  
C-5



SIDE VIEW



3 GRAVEL ACCESS ROAD DETAIL  
NOT TO SCALE  
C-5

1. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSTALLED PRIOR TO ANY GRADING AND ARE TO BE MAINTAINED IN PLACE THROUGHOUT THE COURSE OF CONSTRUCTION. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROVIDED ON ALL GRADED AND OR DISTURBED AREAS UNTIL SUCH AREAS HAVE BEEN STABILIZED WITH VEGETATIVE COVER.
2. CONTRACTOR SHALL OBTAIN APPLICABLE EROSION AND SEDIMENT CONTROL PERMIT(S) AND COMPLY WITH ALL LOCAL AND STATE LAWS. SEDIMENT SHALL NOT BE ALLOWED TO WASH INTO STORM DRAINS OR ONTO ADJACENT PROPERTIES. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR CLEANUP OF ANY AND ALL DAMAGES RESULTING FROM SILTATION FROM THE CONSTRUCTION SITE.
3. SEDIMENT AND EROSION CONTROL MEASURES SHOWN ON THE DRAWINGS ARE CONSIDERED MINIMUM. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING CONTROL AS NECESSARY TO PREVENT EROSION RUNOFF. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
4. IF FINES OR PENALTIES ARE LEVIED AGAINST THE PROPERTY OR PROPERTY OWNER BECAUSE OF LACK OF EROSION AND/OR SEDIMENTATION CONTROL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF SUCH FINES OR PENALTIES.

- EROSION CONTROL NOTES  
NOT TO SCALE  
C-5