



**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

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**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