

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 USE ON REVIEW REPORT**

▶ **FILE #:** 1-K-16-UR

**AGENDA ITEM #:** 45

**AGENDA DATE:** 1/14/2016

▶ **APPLICANT:** TOWERCOM VI, LLC

OWNER(S): Towercom VI, LLC

TAX ID NUMBER: 38 C G 00603

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 Fork Station Way

▶ **LOCATION:** Southeast end of Fork Station Way, northeast side of Norris Freeway

▶ **APPX. SIZE OF TRACT:** 2.02 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via the Joint Permanent Easement that serves the shopping center and provides access out to Norris Freeway, a minor arterial street.

UTILITIES: Water Source: Hallsdale-Powell Utility District  
 Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** SC (Shopping Center)

▶ **EXISTING LAND USE:** Vacant lot

▶ **PROPOSED USE:** 149' Commercial Telecommunications Tower

HISTORY OF ZONING: Property rezoned to SC (Shopping Center) in 2000. The Planning Commission had recommended denial of the request at that time. The rezoning was approved on appeal to the Knox County Commission on November 20, 2000.

SURROUNDING LAND USE AND ZONING: North: Gas fueling station and vacant lots / SC (Shopping Center)

South: Beaver Creek and mixed businesses / A (Agricultural), F (Floodway) and SC (Shopping Center)

East: Vacant lots / SC (Shopping Center)

West: Norris Freeway and residences / A (Agricultural) and RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: Residential development within RAE, RA and PR zoning districts is the predominant development found to the north and west of the site. Hospice and assisted care uses within an OB zoning district are located to the east on Andersonville Pike. In addition to the approved shopping center, commercial uses are located south of the site along E. Emory Rd. and Norris Freeway.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the request for a 149' monopole telecommunications tower in the SC (Shopping Center)

**zoning district, subject to 6 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Obtaining all applicable permits and constructing the tower within 12 months of the final approval of the Use on Review application.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting the Utility Access Driveway standards and all other applicable requirements of the Knox County Fire Prevention Bureau.
5. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
6. At the time of the request for a building permit, posting a bond or other approved financial surety that would ensure the removal of the tower if it is abandoned.

With the conditions noted above, this request meets all criteria for a use-on-review in the SC zoning district.

**COMMENTS:**

This is a request for a new 149 foot monopole telecommunications tower to be located within an 6,400 square foot lease area located on a vacant lot in the Norris Freeway Commercial Center. The applicant had originally requested approval of a 155 foot monopole tower but revised the request with the submission of the revised site plans on December 31, 2015. The subject property is zoned SC (Shopping Center) and telecommunication towers are considered as a use on review in this district. The proposed tower site will have access from the Joint Permanent Easement that serves the shopping center and provides access out to Norris Freeway, a minor arterial street. While the site has frontage along Norris Freeway, there is no direct access out to Norris Freeway. The driveway is required to meet the Utility Access Driveway standards of the Knox County Fire Prevention Bureau which requires a 16' wide paved access driveway.

The proposed tower is required to be located 164 feet (110% of the tower height) from the nearest residence. The proposed tower far exceeds that minimum standard since the nearest residence is over 550' from the proposed tower. The applicant is proposing a 8' high wood security fence topped with three strands of barbed wire around the tower and equipment area. Due to the height of the tower, FAA does not require lighting for the tower.

The applicant states that there are no existing structures in the area that can be used for antenna placement to obtain the required coverage. Verizon will be the principal client for the tower. The applicant is proposing up to 3 telecommunication carrier antenna arrays on this tower. The applicant has letters from 3 cellular providers (Verizon, T-Mobile and New Cingular Wireless PCS) expressing interest on locating on the proposed tower. A document has been submitted stating that TowerCom VI, LLC agrees to make all of its facilities available to other wireless providers.

Attached to the staff report are several support documents, including a report from MPC's tower consultant, Mr. Larry E. Perry. Mr. Perry's report describes the proposal and highlights his findings. Mr. Perry concludes that the proposed tower is technically justified by the materials submitted by the applicant (see attached report). Mr. Perry has recommended that the applicant build the tower within 12 months of obtaining an approval.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed development will have minimal impact on local services since the required utilities are available to serve this site.
2. The proposed tower will not negatively impact surrounding properties since it is located within a shopping center development.
3. The proposed tower with three antenna array locations for cellular providers will help meet a service need that is generated by the number of shoppers and residents in the area that use their cell and smart phones for sharing data and as their home phone in lieu of land line service.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. With the recommended conditions, the proposed commercial telecommunications tower at this location meets the standards required in the SC (Shopping Center) zoning district and the Commercial Telecommunications Facilities section of the Knox County Zoning Ordinance.
2. The proposed tower is consistent with the general standards for uses permitted on review: The proposed

development is consistent with the adopted plans and policies of the General Plan, North County Sector Plan and Wireless Communications Facility Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. Since this site is in a shopping center development, the use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan identifies this property for commercial use. With the minimal site alteration required for the proposed tower, the proposed development is consistent with this land designation.
2. Under the guidelines for tower placement in the Wireless Communications Facility Plan, this proposed tower would be considered a moderate monopole. The tower falls within the "Opportunity Area" of the Land Use/Wireless Facilities Matrix since the proposed tower site is located in a "shopping center". The Plan takes a neutral position on moderate monopoles located in a "shopping center". The proposed tower is also within an "Avoidance Area" since it would be located along a "Scenic Highway". The Plan takes a neutral position on moderate monopoles located along a "Scenic Highway".
3. The site is identified as being within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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



TOWERCOM/VERIZON WIRELESS/AT&T

Telecommunications Tower Site Review

USE ON REVIEW APPLICATION # 1-K-16-UR

CONSULTANT'S SUMMARY

BONTA VISTA SITE

Knox County Tennessee

**Location:** Fork Station Way *(end of road)*

**Proposed Tower Height:** 155 foot Monopole Support Structure with an 11.5' X 19.55' equipment building.

**Address:** Fork Station Way

Knoxville, Tennessee

**District:** # 7 Knox County **Parcel** 038CG00603

**Use:** Telecommunications antenna support structure

**Zoning:** SC

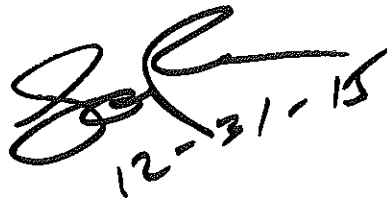
**Land Planning Area:** Planned Growth

**Variations and waivers:** None requested or required.

**Need:** The applicant is TowerCom with Verizon Wireless along with AT & T, are licensed cellular carriers by the Federal Communications Commission and possibly other users. The applicants have proven a need for the site for its coverage requirements to include the new 4G technology and the site is necessary. This is a "Capacity Site" meaning that there is coverage presently here but due to the current limited capacity, the site is needed to eliminate dropped calls and accessibility. Both carriers have agreed to use the structure if approved.

**Instant Proposal:** Construct a 155 foot Monopole type support structure.

**Consultant's Recommendation:** The site and application meets the requirements of the Ordinance. The applicant is encouraged to use close mounted antennas where possible. Further, as a condition of the conditional use permit, I would recommend that the applicant be given 12 months in which to complete the new construction from the date of the grant of permit.



Handwritten signature and date: 12-31-15

**REPORT TO  
METROPOLITAN PLANNING COMMISSION**

for

Proposed Telecommunications Tower Site  
Located at Fork Station Way  
Knoxville, TN known as

**“BONTA VISTA”**

**TOWERCOM/VERIZON WIRELESS/AT&T**

**UOR 1-K-16-UR**

**COMPLIANCE WITH**

**THE MPC TELECOMMUNICATIONS FACILITY ORDINANCE**

12/28/2015

The proposed site for the applicant is a 155 foot Monopole antenna support structure to be located at the end of Fork Station Way in north Knox County. The supporting material from applicant has been reviewed for technical and Federal/State legal compliance As well as with the Knox County Wireless Communication Facilities Plan from 2002. This is a new telecommunications site.

**REQUESTED**

- 1. Location.** The location is within the **County** of Knox in **District 7** and is located **Parcel 038CG00603**
- 2. Zoning.** SC
- 3. Land Planning Area:** Planned Growth
- 4. Proposed Tower Height:** 155 foot Monopole tower with equipment building
- 5. Address:** Fork Station Way (*end of Road*) Knoxville, Tennessee
- 6. Tower height.** The requested height is 155 feet above ground level (163 feet with lightning rod) and will support up to 3 additional telecommunications carrier antennas for a total of 4 users. Lighting will not be required on this structure.

7. **Variances.** The set back requirements in Article 4.92 of the Ordinance for Knox County requires that the structure be set back a minimum distance of 110% of the structure height or in this case 179.3 feet from the nearest dwelling unit (residence). The proposed site meets that requirement and no variances are required as the nearest dwelling is more than 500 feet from the base of the proposed structure. [See photo attached.]

8. **Site.** This application is for the construction of a new Monopole type antenna support structure to be located in Commercial Center area near Norris Freeway (Scenic Highway).

9. **Use.** This antenna support structure will be used for telecommunications with the present state of the art communications technology using PCS and cellular communication sources. The applicant is TowerCom. Verizon Wireless LLC and AT&T have committed to use the site and there are 2 other possible additional telecommunications users for the facility possibly justifying the location

10. **Setbacks.** The setback requirements are that the facility must be 110% height of the tower from any dwelling unit. The applicant meets that requirement and no variances are required other than the landscaping requirement of the Ordinance which the applicant has agreed to include should the Commission deem it necessary.

11. **Height.** The proposed structure is for 155 feet and no aviation lighting is required.

## EVALUATION

The following is a list of items reviewed:

Zoning Ordinance for Knoxville Tennessee by Metropolitan Planning Commission---Telecommunication Facilities Section (as amended thru October 1, 2004)

Knoxville City Wireless Communications Facilities Plan dated 2002

Check for other existing towers capable of supporting the load and elevation clearance requested by the applicant herein and within 1 mile radius of site.

Check for Antenna Support Structure stress analysis for co-location users' equipment support

Review support structure drawings and specifications with applicant

Review FAA lighting and marking requirements and proposals

Review FCC requirements regarding signal coverAge, towers and lighting

Review applicant's justification for site in compliance with the FCC's requirements for telecommunication company providers compliance with required coverage for the use of the general public.

Review Site plan by applicant  
Check Zoning

Check setbacks for building and antenna support structure

Check for compliance with Wireless Communication Facility Plan

Check proximity to other structures and district boundaries

Check nature of surrounding land uses

Check surrounding foliage and tree coverage

Check design of tower for esthetic changes

Check height requirements necessary for coverage

Check separation from other towers

Telecommunications Act of 1996 as amended

Tennessee Code Annotated 13-24-305

Check frequencies proposed for possible interference to TV and radio reception in the immediate vicinity of the structure.

## **DISCUSSION**

I visited the proposed tower site that is a part of this review.

The site elevation at this location is about 1043 feet. It is located on a commercial parcel near the intersections of Norris Freeway, Emory Road and Maynardville Pike in north Knox County.

The request is for a 155 foot (163' overall height) Monopole structure of which Verizon Wireless will use the top 15 feet , AT&T 130 feet and the additional usable lower 75 feet or so is for other carriers' expansion.

There is another tower about 1,000 feet to the southeast of the proposed location on Andersonville Pike by US Cellular and is 170 feet tall. However, the landowner church would not allow Verizon or any other carrier to lease the space needed to place their equipment building beneath the tower owned by US Cellular who agreed to lease tower space, but there was not enough room inside the compound at the base to add an additional equipment building. The applicant included correspondence to confirm their attempts to locate at this location. (*See attached photos showing location and*



*relation to proposed site.)* If there were space available at this pre-existing USCC site it would be ideal for the coverage needed, but the space for equipment buildings by two carriers is not sufficient for the proposed users. One factor for the proposed location is that it will provide initial service for two carriers with room for 1-2 additional carriers in the future. *(See attached attempt by Verizon to locate at this pre-existing site.)*

This a capacity site that is necessary to meet the demand for the service in the area. There is existing coverage in this area, but due to the demand for the service, the present system cannot accommodate the current need from existing sites, thus this capacity site is meant to add capacity to present coverage to prevent dropped calls.

The proposed structure should not affect adjacent property as it is on a parcel of land that is basically commercial although zoned SC.

The proposed access road to the site from Sam Walton Way and is level. There should be no EMT access issues with this site.

The coverage is based on the new technology currently being touted by the various carriers, 4G, for data and voice transmission. The tower height is justified in this case in that the new technology is fairly limited as to range and the applicant has demonstrated a limited capacity using the present Verizon facilities in the area. This means that there is a smart phone access problem and many dropped calls as a result.

Using the MPC's Wireless Facilities Matrix the site qualifies as an Avoidance site in that it is along a Scenic Highway and is between Neutral and Discouraged (It is 155 feet high and the breakpoint is 150 feet) in the wireless facilities Matrix. *See discussion below for Matrix.*

## DISCUSSION RE FACILITIES PLAN

*The Facilities plan is a guideline adopted by the MPC in 2002 for the placement and appearance of wireless communications facilities. The following discussion is based on this application and how it relates to the Plan. **The plan is an advisory plan and not a legal requirement.** The Planning Commission may approve applications that are inconsistent with the matrix; however, the Commission should be satisfied that the intent of the Ordinance is met and the application is in substantial compliance with the spirit of the guidelines.*

(1) **View Protection**--The structure (155 feet) coupled with no lighting requirements and should have little impact on the view aesthetics of the area.

(2) **Land Use Compatibility**—The proposed site is on a level parcel of land in a commercial area although zoned SC. The nearest residential dwellings are across Norris Freeway from the proposed site and more than 500 feet distant and face Halls View Road. The equipment building and associated facilities would be compatible with the local land use and the surrounding area is commercial. The site will be unmanned and will have no impact on noise, traffic or air pollution.

(3) **Design Compatibility**—The proposed location in a commercial area would blend in with surrounding land usage and design, but it should be pointed out that it is along a scenic highway under the matrix land use which affects the designation. The new structure will be a Monopole type structure 155 feet in height with an 8 foot lightning rod on top.

(4) **Avoidance Area**---This location is neutral as it is located within a commercial area but is in an Avoidance area being along a scenic highway. The use in the matrix places it between Neutral and Discouraged. *(See attached Matrix).*

## SUMMARY

(1) The proposed antenna support structure is a 155 foot Monopole structure including antennas. Lighting WILL NOT be required for this structure by the FAA due to its proposed height.

(2) A review of the structure stress analysis on the proposed structure and specifications support the use of the Monopole structure by three additional other potential users in the future.

(3) The structure design meets or exceeds FCC and EIA requirements.

(4) The area surrounding the site is primarily commercial and zoned AG. The nearest residence is more than 250 feet west from the tower base.

(5) There is no general use technology (such as satellite communications) that is available at the present time nor in the immediate future that would negate the need for the structure. However, should such a technology become available and the structure of no further use, the Ordinance at Article 4.92 requires it to be removed.

(6) The proposed equipment facility is a pre-fab concrete 11'6" X 29.5' building and will have no impact on the aesthetics of the adjacent land uses. The landscape plan indicates that the fenced area will be surrounded by wooded vegetation.

(7) The applicant has received authorization from the various governmental agencies, including the Federal Communications Commission, to provide communication service to the citizens of Knoxville, Tennessee.

(8) The requested site will have minimal impact on the community involved by its very location in a commercial area near the intersection of Norris Freeway and Maynardville Pike.

(9) There are no waivers required.

(11) The proposed site and structure will have no environmental impact within the federal guidelines.

(12) Assuming that there are 4 carriers operating cellular or PCS transmitters/receivers at this site and all are operating at the same time, the radiation produced by the combination of all the users at the same time using the standards and protocols proposed and used by the carriers today, will be considerably below that established by the Federal Communications Commission and the EPA as creating any danger to humans or animals.

(13) There is a need for the structure in this area to provide for the wide spectrum wireless internet service and for other wireless voice and data services to be provided under government regulation by the various proposed carriers who plan to use the site.

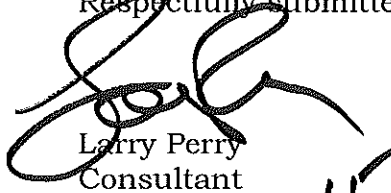
(14) While there is a 170 foot tower about 1000 feet or so to the Southeast of the proposed location, there are factors that prevent that site from being considered for the coverage needed. I do not like to see towers this closely spaced but under the circumstances I do not see an alternative here. Microcell and Distributed Antenna Systems technology could possibly be considered here, but the range

of such systems would be very short (*about 200 yards from the short antenna or so*) and it is doubtful as to whether these types of service would be practical here.

## RECOMMENDATION

In light of the analysis and review of documents, it is my professional opinion that the applicant meets all requirements of the Ordinance and the federal requirements. It should also be noted that there are two carriers who have expressed an interest in using this facility if approved. Further, as a condition of the conditional use permit, I would recommend that the applicant be given 12 months in which to complete the new construction from the date of the grant of permit.

Respectfully submitted,



Larry Perry  
Consultant

12-31-15



**Proposed Bonta Vista Site**

Existing US Cellular Tower

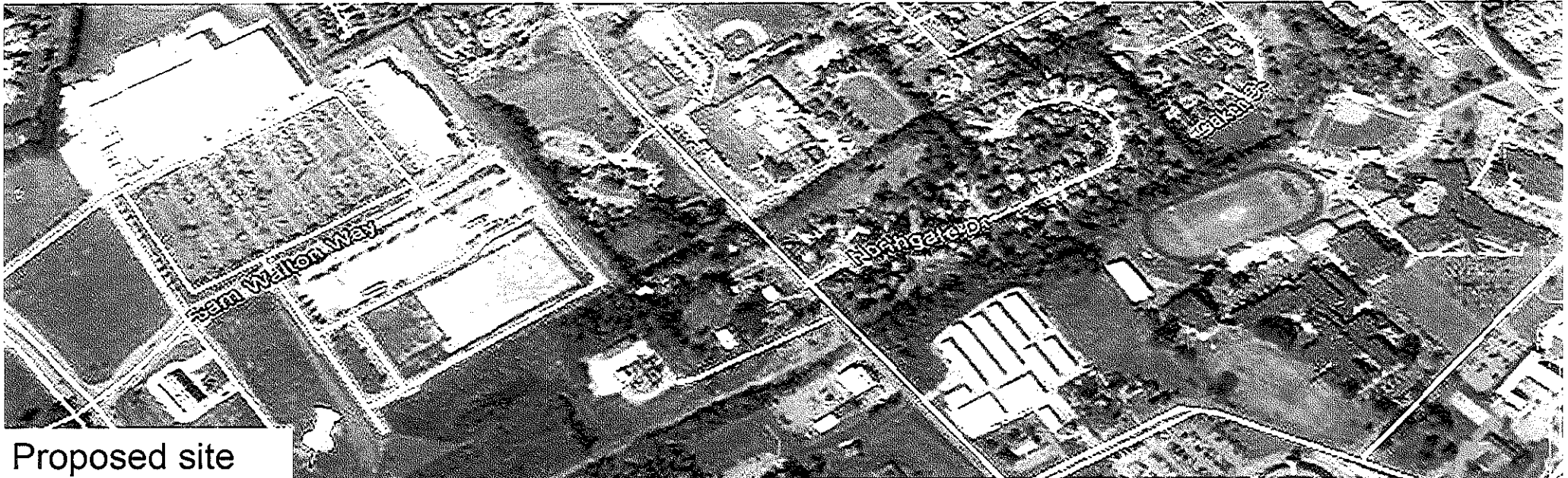
**Tower Com**  
Fork Station Way  
Knoxville, TN  
Agenda Item # 45

1666 ft

MPC January 14, 2016

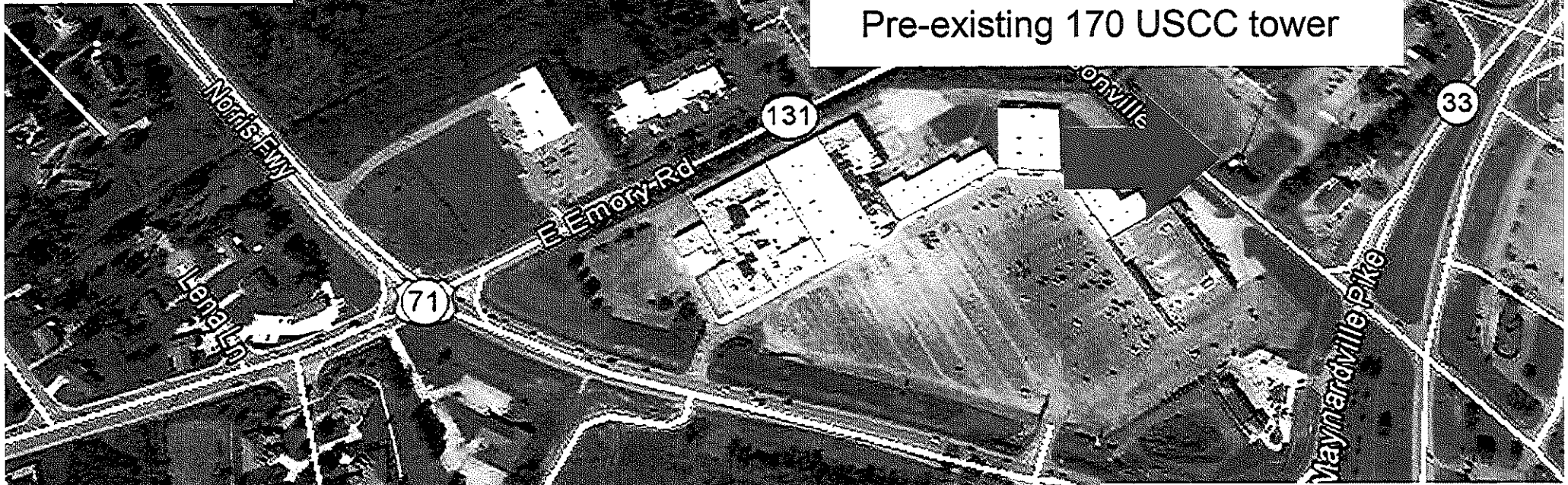
© 2015 Google





Proposed site

Pre-existing 170 USCC tower



© 2015 Google

690 ft

Proposed site and Existing Site

1992 Imagery Date: 10/16/2014 36°04'58.55" N 83°55'30"





**Proposed Bonta Vista Site**

**Tower Com**  
Fork Station Way  
Knoxville, TN  
Agenda Item # 45

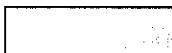
LAND USE/WIRELESS FACILITIES MATRIX		Co-Location	Stealth Structure	Low Monopole Below 90'	Moderate Monopole 90' - 150'	Tall Monopole 150' - 199'	Lattice Tower	Guyed Tower
OPPORTUNITY AREAS	Industrial/Business Park							
	Industrial Use							
	Pre-approved Government-owned Property							
	Urban Expressway Corridor							
	Rural/Heavily Wooded							
	Pasture							
	Central Business District							
	Office/Commercial Corridor							
Shopping Center								

SENSITIVE AREAS	Within 500' of a Residence							
	Rural Residential							
	Non-residential Property in Residential Area (church, cemetery, library, etc.)							
	Multi-family Residential							
	On Hill below Ridgeline							

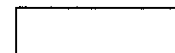
AVOIDANCE AREAS	Conservation Open Space							
	Scenic Highway							
	Public Park							
	Ridgetop/Ridgeline							
	Scenic Vista							
	Historic District/Site							
	Single-family Residential							
	Vacant Residential Lot							

1-K-16-UR

Encouraged



Neutral



Discouraged





**PROJECT SUMMARY**

SITE NAME: BONTA VISTA  
 SITE ADDRESS: FORK STATION WAY  
 KNOXVILLE, TN 37938  
 JURISDICTION: KNOX COUNTY  
 COUNTY: KNOX COUNTY  
 ZONING: SC  
 PROPERTY OWNER: TTC HALLS LLC  
 C/O MILES E. CULLOM JR.  
 PHONE: TBD  
 APPLICANT: TOWERCOM  
 5811 HWY 55, SUITE 201  
 DURHAM, NC 27713  
 OFFICE: (919) 666-2906  
 GEORGE DAVIS (919) 666-2903  
 SITE COORDINATES: 1A  
 LATITUDE: 36° 05' 07.57" N (NAD 83)  
 LONGITUDE: 83° 56' 10.45" W (NAD 83)  
 ELEVATION: 1,043.10' (NAVD 88)  
 OCCUPANCY: UNMANNED  
 CONSTRUCTION TYPE: RAW LAND

**HANDICAPPED REQUIREMENTS**

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.  
 HANDICAP ACCESS NOT REQUIRED.

**PLUMBING REQUIREMENTS**

FACILITY HAS NO PLUMBING.

**CONSULTING TEAM**

ARCHITECTURAL - ENGINEERING FIRM:  
 TELECAD WIRELESS SITE DESIGN, INC.  
 1961 NORTHPOINT BOULEVARD, SUITE 130  
 HIXSON, TN 37343  
 CONTACT: CHRIS EVANS  
 PHONE: (423) 843-9500 EXT. 102  
 FAX: (423) 843-9509

SURVEYING FIRM:  
 THE LAND CONSULTANTS, LLC.  
 1028 WATERFRONT PLACE  
 KIMBALL, TN 37347  
 CONTACT: TRAVIS L. SHIELDS  
 PHONE: (423) 304-6722

TELEPHONE COMPANY:  
 TBD  
 CONTACT: TBD  
 PHONE: TBD

POWER COMPANY:  
 KNOXVILLE UTILITY BOARD  
 CONTACT: TBD  
 PHONE: (865) 524-2911



SITE NAME  
**BONTA VISTA**

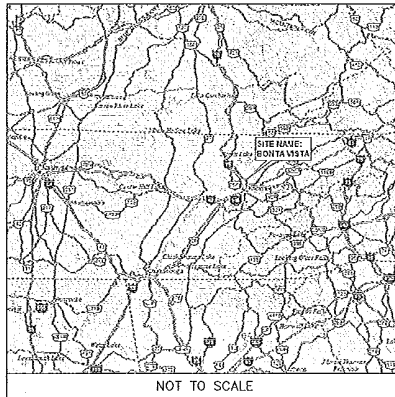
SITE I.D.  
**N/A**

SITE ADDRESS  
**FORK STATION WAY  
 KNOXVILLE, TN 37938**

PROJECT TYPE  
**149' MONOPOLE  
 OVERALL HEIGHT: 159'**

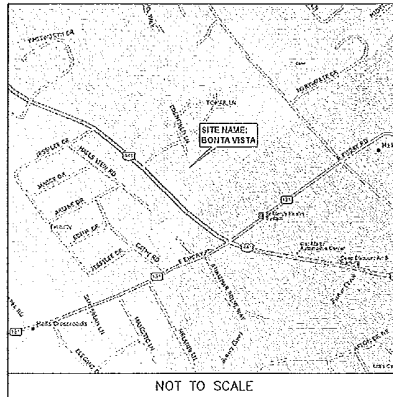
*1-K-16-UR  
 REVISED!  
 12-31-13*

**VICINITY MAP**



NOT TO SCALE

**LOCATION MAP**



NOT TO SCALE

**DRIVING DIRECTIONS**

**FROM NASHVILLE, TN:**

TAKE I-40 E. KEEP LEFT AT THE FORK TO STAY ON I-40 E. FOLLOW SIGNS FOR INTERSTATE 40 E/KNOXVILLE. TAKE EXIT 232B FOR STATE ROUTE 109 N TOWARD GALLATIN. MERGE ONTO TN-109 N. TURN RIGHT ONTO LEEVILLE PIKE. TURN RIGHT ONTO S HARTMANN DR. TURN LEFT TO MERGE ONTO I-40 E TOWARD KNOXVILLE. USE THE RIGHT 2 LANES TO TAKE EXIT 385 FOR INTERSTATE 75 N/INTERSTATE 640 E TOWARD LEXINGTON. CONTINUE ONTO I-640 E/A-75 N. USE THE 2ND FROM THE RIGHT LANE TO TAKE EXIT 3 FOR I-75 N/A-275 S TOWARD LEXINGTON/KNOXVILLE. KEEP LEFT AT THE FORK. FOLLOW SIGNS FOR INTERSTATE 75 N/LEXINGTON. CONTINUE ONTO I-75 N. TAKE EXIT 112 FOR TN-115/EMORY RD TOWARD POWELL. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO TN-131 N/E EMORY RD. TURN LEFT ONTO US-441 N. TURN RIGHT ONTO SAM WALTON WAY. TURN RIGHT ONTO FORK STATION WAY. SITE IS STRAIGHT AHEAD.

**SHEET SCALE FACTOR:**

PLOT SIZE:  
 11"x17": "TO SCALE"  
 24"x36": 2X SCALE AS NOTED



1 (800) 351-1111  
 www.tnonecall.com  
 CONTRACTOR TO CALL TENNESSEE  
 ONE-CALL SYSTEMS AT LEAST (2)  
 WORKING DAYS PRIOR TO DIGGING.

**SHEET INDEX**

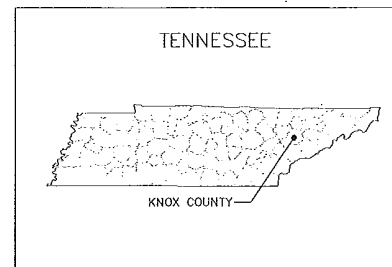
NO.	DESCRIPTION
T-1	TITLE SHEET
T-2	ABBREVIATIONS & SYMBOLS LEGEND
GN-1	GENERAL NOTES
LS-1	LAND SURVEY
LS-2	LAND SURVEY
LS-3	LAND SURVEY
LS-4	LEGAL DESCRIPTION
C-1	OVERALL SITE PLAN
C-2	ENLARGED SITE PLAN
C-3	SITE GRADING PLAN
C-3A	ACCESS ROAD PROFILE
C-4	SITE ELEVATIONS
C-5	SITE DETAILS
C-5A	SITE DETAILS
C-6	SITE DETAILS
C-7	FENCE DETAILS
C-8	FENCE DETAILS
C-9	ACCESS ROAD DETAIL
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS
E-1	UTILITY SITE PLAN
E-2	UTILITY DETAILS
EG-1	GROUNDING PLAN & DETAILS
EG-2	GROUNDING DETAILS

**APPROVALS**

TITLE	SIGNATURE	DATE
TOWERCOM CONST. MGR:		
PROPERTY OWNER:		
PLANNING:		

THE ABOVE SHOWN PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

**STATE COUNTY MAP**



TOWERCOM  
 5811 HWY 55, SUITE 201  
 DURHAM, NC 27713  
 TEL: (919) 666-2906



1961 NORTHPOINT BLVD, SUITE 130  
 HIXSON, TN 37343  
 PH: 423-843-9500  
 FAX: 423-843-9509

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

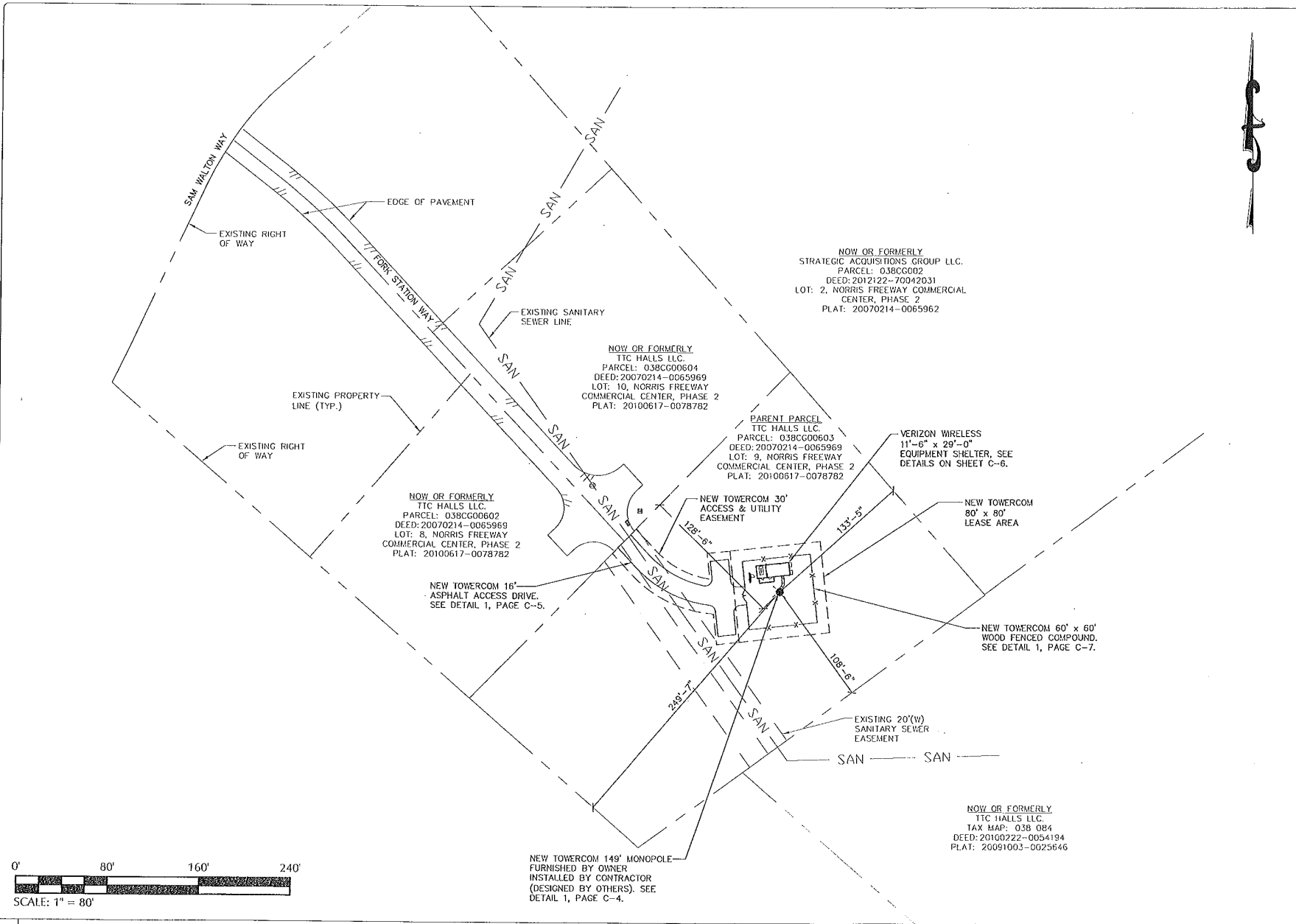
ARE PROJECT #:	N/A
DRAWN BY:	CAD
CHECKED BY:	CTD

**REVISIONS**

NO.	DATE	DESCRIPTION
▲	12/29/15	ZONING REQ. REVISION
▲	11/30/15	CONSTRUCTION ISSUE
▲	11/09/15	PRELIMINARY REVIEW



PROJECT NO:	N/A
SITE NAME:	BONTA VISTA
SITE NUMBER:	N/A
SITE ADDRESS:	FORK STATION WAY KNOXVILLE, TN 37938
DESIGN TYPE:	RAW LAND
SHEET TITLE:	TITLE SHEET
DRAWING NO.	T-1
REVISION:	1



1 SITE PLAN

**TowerCom.**  
We Connect Carriers.

TOWERCOM  
5611 HWY 55, SUITE 201  
DURHAM, NC 27713  
TEL: (919) 666-2906

**TeleCAD**  
Wireless

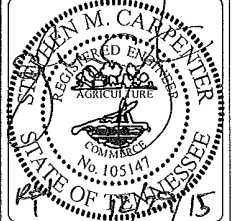
1961 NORTHPOINT BLVD, SUITE 130  
HIXSON, TN 37343  
PH: 423-843-9500  
FAX: 423-843-9509

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ASE PROJECT #:	N/A
DRAWN BY:	CAD
CHECKED BY:	CTD

REVISIONS

NO.	DATE	DESCRIPTION
12/29/15	2015'S REQ.	REVISION
11/30/16	CONSTRUCTION	ISSUE
11/09/16	PRELIMINARY	REVIEW



PROJECT No.	N/A
SITE NAME:	BONTA VISTA
SITE NUMBER:	N/A
SITE ADDRESS:	FORK STATION WAY KNOXVILLE, TN 37938
DESIGN TYPE:	RAW LAND

SHEET TITLE:  
OVERALL SITE PLAN

DRAWING NO.	REVISION:
C-1	1

NOW OR FORMERLY  
STRATEGIC ACQUISITIONS GROUP LLC.  
PARCEL: 038CC002  
DEED: 2012122-70042031  
LOT: 2, NORRIS FREEWAY COMMERCIAL  
CENTER, PHASE 2  
PLAT: 20070214-0065962

NOW OR FORMERLY  
TTC HALLS LLC.  
PARCEL: 038CG00604  
DEED: 20070214-0065969  
LOT: 10, NORRIS FREEWAY  
COMMERCIAL CENTER, PHASE 2  
PLAT: 20100617-0078782

PARENT PARCEL  
TTC HALLS LLC.  
PARCEL: 038CG00603  
DEED: 20070214-0065969  
LOT: 9, NORRIS FREEWAY  
COMMERCIAL CENTER, PHASE 2  
PLAT: 20100617-0078782

NOW OR FORMERLY  
TTC HALLS LLC.  
PARCEL: 038CG00602  
DEED: 20070214-0065969  
LOT: 8, NORRIS FREEWAY  
COMMERCIAL CENTER, PHASE 2  
PLAT: 20100617-0078782

VERIZON WIRELESS  
11'-6" x 29'-0"  
EQUIPMENT SHELTER, SEE  
DETAILS ON SHEET C-6.

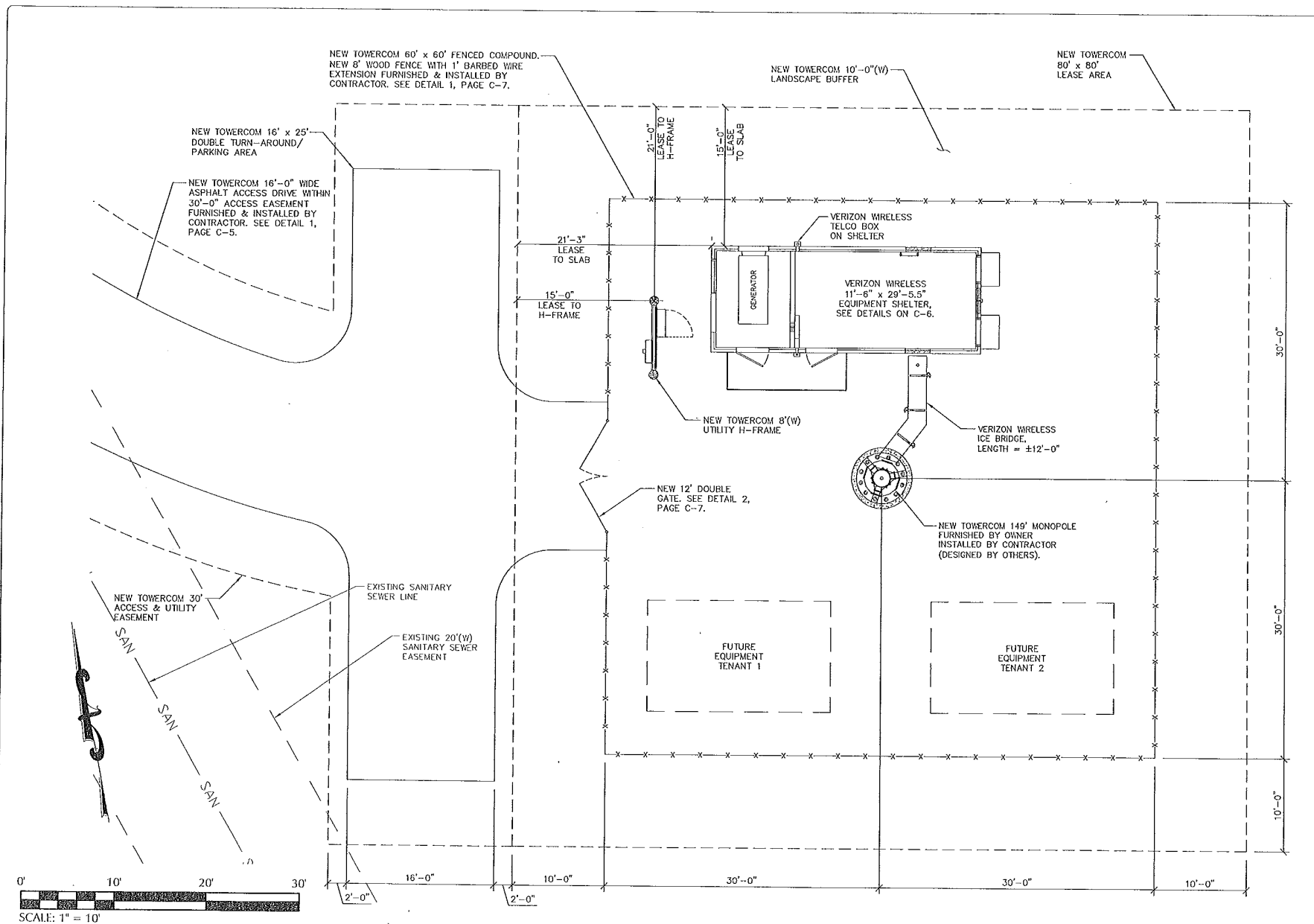
NEW TOWERCOM  
80' x 80'  
LEASE AREA

NEW TOWERCOM 60' x 60'  
WOOD FENCED COMPOUND.  
SEE DETAIL 1, PAGE C-7.

NEW TOWERCOM 16'  
ASPHALT ACCESS DRIVE.  
SEE DETAIL 1, PAGE C-5.

NEW TOWERCOM 149' MONOPOLE  
FURNISHED BY OWNER  
INSTALLED BY CONTRACTOR  
(DESIGNED BY OTHERS). SEE  
DETAIL 1, PAGE C-4.

NOW OR FORMERLY  
TTC HALLS LLC.  
TAX MAP: 038 084  
DEED: 20100722-0054194  
PLAT: 20091003-0025646



**TowerCom**  
We Connect Carriers.

TOWERCOM  
5611 HWY 55, SUITE 201  
DURHAM, NC 27713  
TEL: (919) 666-2906

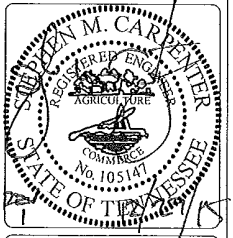
**TeleCAD Wireless**

1961 NORTHPOINT BLVD, SUITE 130  
HIXSON, TN 37343  
PH: 423-843-9500  
FAX: 423-843-9509

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A&E PROJECT #:	N/A
DRAWN BY:	CAD
CHECKED BY:	CTD

REVISIONS		
NO.	DATE	DESCRIPTION
12/28/15		ZONING REQ. REVISION
11/30/15		CONSTRUCTION ISSUE
11/09/15		PRELIMINARY REVIEW



PROJECT No.	N/A
SITE NAME:	BONTA VISTA
SITE NUMBER:	N/A
SITE ADDRESS:	FORK STATION WAY KNOXVILLE, TN 37938
DESIGN TYPE:	RAW LAND

SHEET TITLE:  
**ENLARGED SITE PLAN**

DRAWING NO.	REVISION:
<b>C-2</b>	<b>1</b>

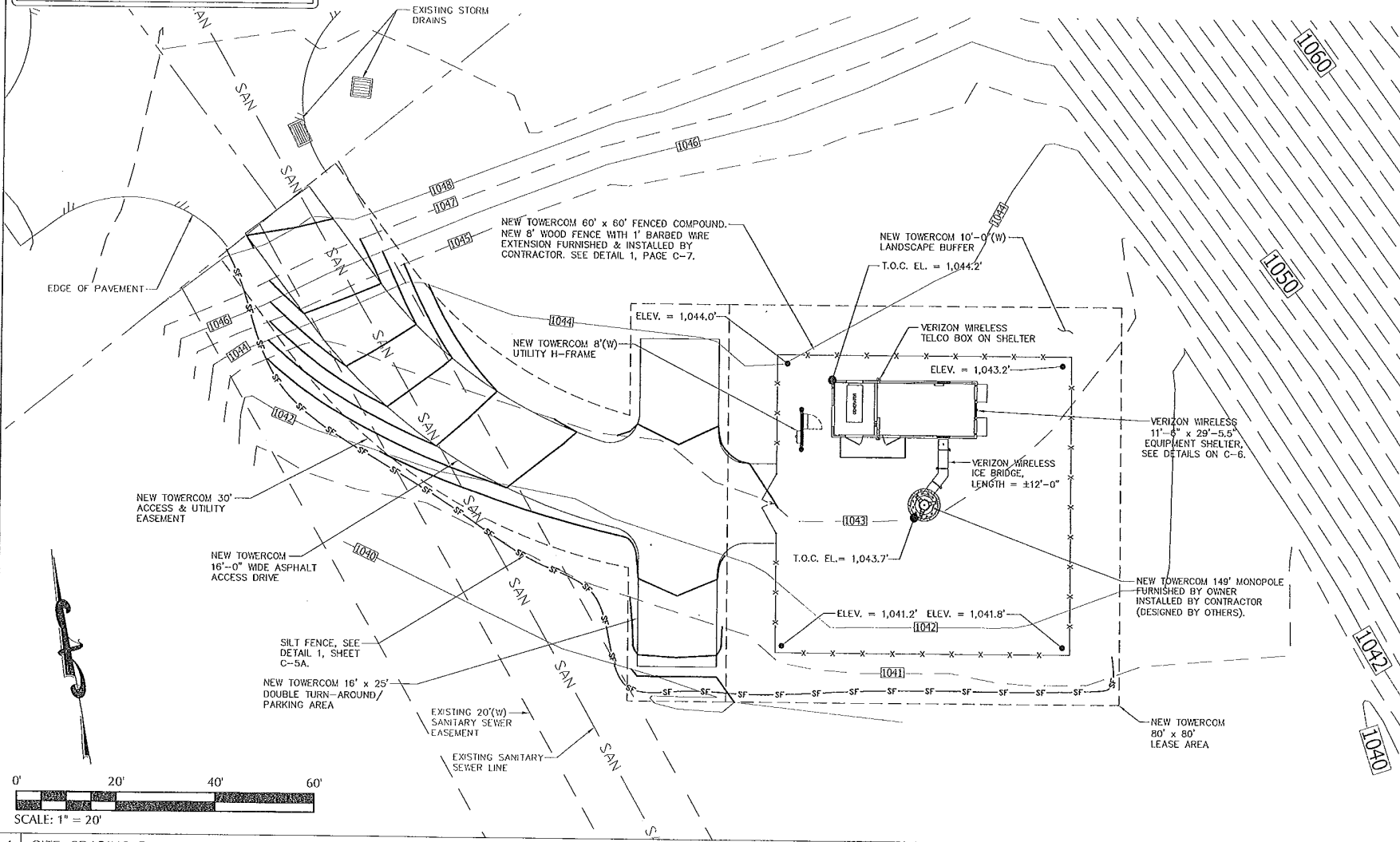


1 ENLARGED SITE PLAN

**NOTE:**  
 CONTRACTOR REQUIRED TO PROVIDE POSITIVE DRAINAGE "OFF" LEASE AREA.

**GRADING NOTES:**  
 1. ALL ELEVATIONS ARE FINISHED GRADE.  
 2. ENSURE POSITIVE DRAINAGE FROM SITE AT ALL TIMES.  
 3. PLACE GEOTEXTILE FILTER UNDER COMPOUND.  
 4. USE MIRAFI (#500X) OR EQUIVALENT.  
 SLOPES 2:1 OR STEEPER MUST BE LINED WITH GEO FABRIC, MIRAFI 60 MIL. OR EQUIVALENT, AND HEAVY RIP-RAP STONE PLACED ON TOP OF FABRIC TO STABILIZE SLOPE.

ESTIMATED AREA OF DISTURBANCE = ±0.166 ACRES



**TowerCom.**  
 We Connect Carriers.

TOWERCOM  
 5611 HWY 55, SUITE 201  
 DURHAM, NC 27713  
 TEL: (919) 666-2906

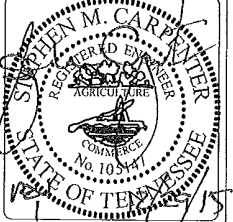
**TeleCAD Wireless**

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A&E PROJECT #:	N/A
DRAWN BY:	CAD
CHECKED BY:	CTD

REVISIONS		
NO.	DATE	DESCRIPTION
12/29/15		ZONING REQ. REVISION
11/30/15		CONSTRUCTION ISSUE
11/09/15		PRELIMINARY REVIEW

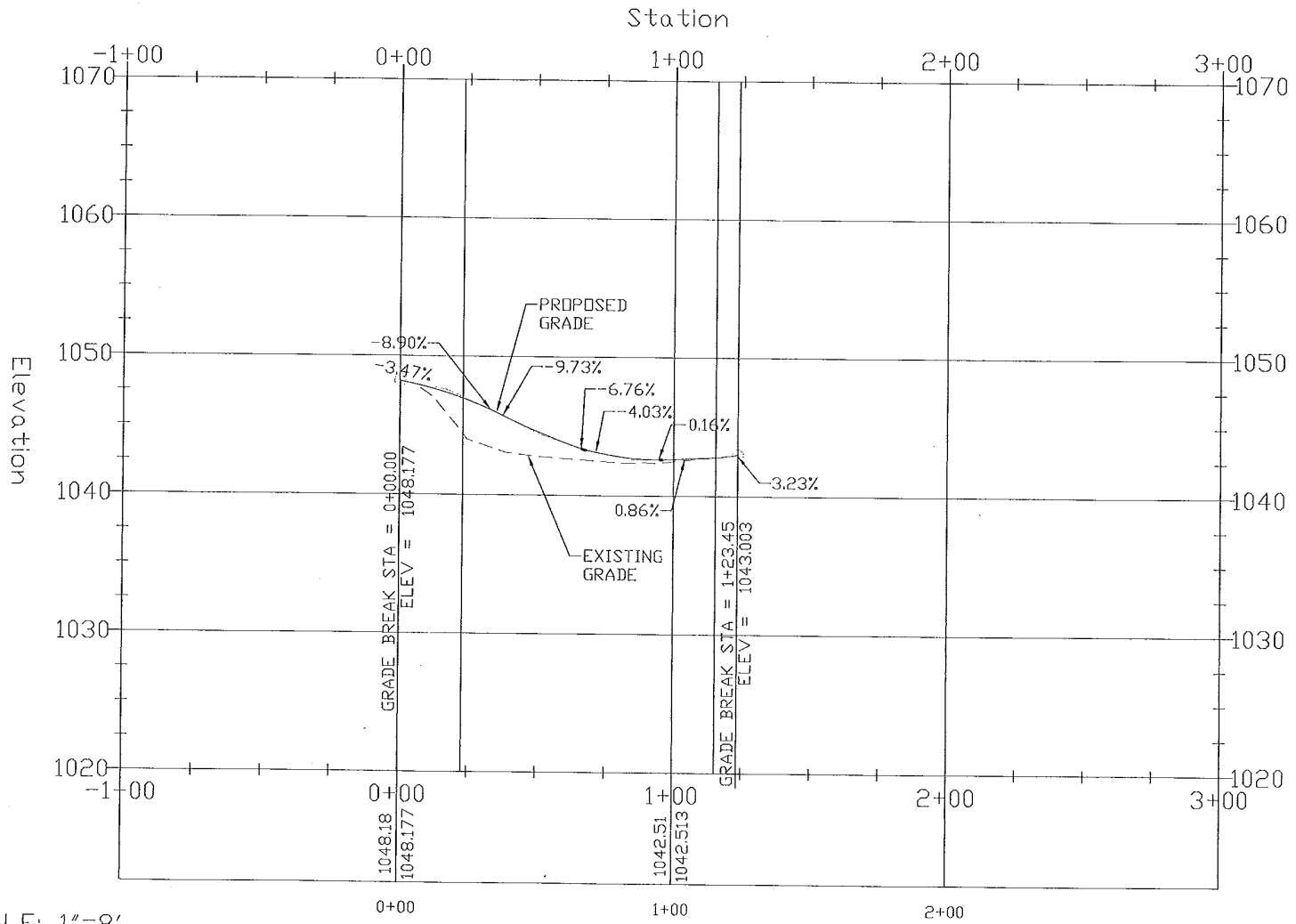


PROJECT NO.	N/A
SITE NAME:	BONTA VISTA
SITE NUMBER:	N/A
SITE ADDRESS:	FORK STATION WAY KNOXVILLE, TN 37938
DESIGN TYPE:	RAW LAND
SHEET TITLE:	SITE GRADING PLAN

DRAWING NO.	REVISION:
C-3	1

1 SITE GRADING PLAN

# Alignment - (Road) PROFILE



"Y" SCALE: 1"=8'  
"X" SCALE: 1"=40'

1 | ACCESS ROAD PROFILE

**TowerCom.**  
We Connect Carriers.

TOWERCOM  
5611 HWY 55, SUITE 201  
DURHAM, NC 27713  
TEL: (919) 666-2906

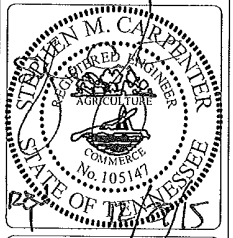
**TeleCAD**  
Wireless

1961 NORTHPOINT BLVD, SUITE 130  
HIXSON, TN 37343  
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FAX: 423-843-9509

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ARE PROJECT #:	N/A
DRAWN BY:	CAD
CHECKED BY:	CTD

REVISIONS		
NO.	DATE	DESCRIPTION
△	12/29/15	ZONING REQ. REVISION
△	11/30/15	CONSTRUCTION ISSUE
△	11/09/15	PRELIMINARY REVIEW



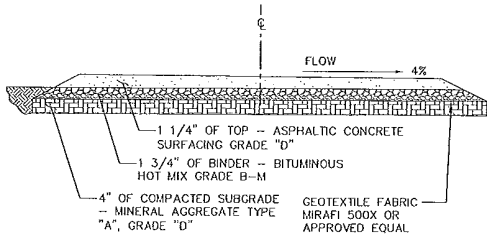
PROJECT No:	N/A
SITE NAME:	BONTA VISTA
SITE NUMBER:	N/A
SITE ADDRESS:	FORK STATION WAY KNOXVILLE, TN 37938
DESIGN TYPE:	RAW LAND

SHEET TITLE:  
ACCESS ROAD PROFILE

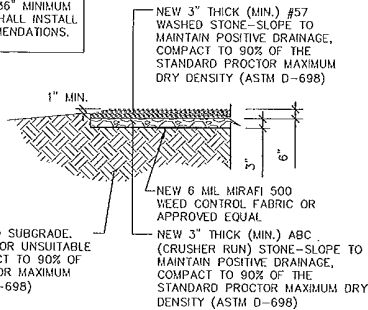
DRAWING NO.	REVISION:
<b>C-3A</b>	<b>1</b>



**NOTE:**  
WEED CONTROL FABRIC SHALL BE USED UNDER ACCESS DRIVE WITH A 36" MINIMUM OVERLAP. CONTRACTOR SHALL INSTALL FABRIC PER MFG. RECOMMENDATIONS.



**NOTE:**  
WEED CONTROL FABRIC SHALL BE USED UNDER ENTIRE PROPOSED GRAVELED AREA WITH A 36" MINIMUM OVERLAP. CONTRACTOR SHALL INSTALL FABRIC PER MFG. RECOMMENDATIONS.



**TowerCom**  
NO TRESSPASSING AUTHORIZED ENTRY ONLY  
WARNING: ANTENNAS MAY BE ACTIVE  
24"x18" SF C-X PLASTIC (TEMP)

**TowerCom**  
TOWERCOM TOWERS  
18"x24" SF C-X PLASTIC (TEMP)

**TowerCom**  
12"x24" x .063 ALUMINUM  
18"x24" .040 ALUMINUM  
4"x18" .040 ALUMINUM  
18"x12" .040 ALUMINUM  
18"x12" .040 ALUMINUM

PLEASE KEEP GATE CLOSED

**NOTE:**  
CONTRACTOR TO POST THE TEMPORARY SIGNS PRIOR TO SITE CONSTRUCTION.

**TowerCom**  
We Connect Carriers.

TOURCOM  
5611 HWY 55, SUITE 201  
DURHAM, NC 27713  
TEL: (919) 666-2906

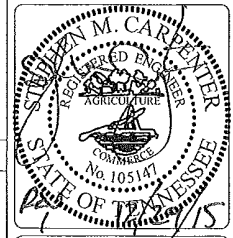
**TeleCAD**  
Wireless

1961 NORTHPOINT BLVD, SUITE 130  
HIXSON, TN 37343  
PH: 423-843-9500  
FAX: 423-843-9509

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ASE PROJECT #:	N/A
DRAWN BY:	CAD
CHECKED BY:	CTD

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/29/15	20% REQ. REVISION
2	11/30/15	CONSTRUCTION ISSUE
3	11/29/15	PRELIMINARY REVIEW



PROJECT No. N/A

SITE NAME: BONTA VISTA

SITE NUMBER: N/A

SITE ADDRESS: FORK STATION WAY  
KNOXVILLE, TN 37938

DESIGN TYPE: RAW LAND

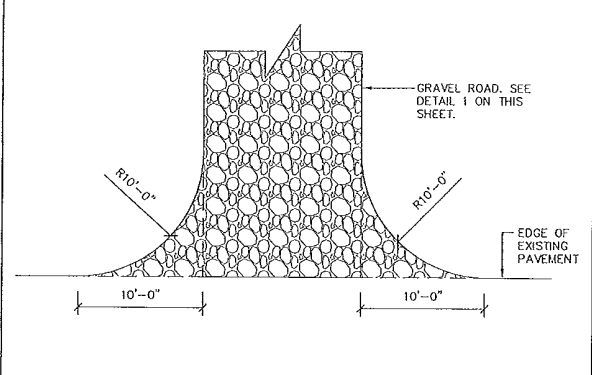
SHEET TITLE: SITE DETAILS

DRAWING NO. C-5	REVISION: 1
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1 ASPHALT ACCESS DRIVE DETAIL SCALE: N.T.S.

2 COMPOUND FINISH DETAIL SCALE: N.T.S.

3 SIGN DETAIL SCALE: N.T.S.

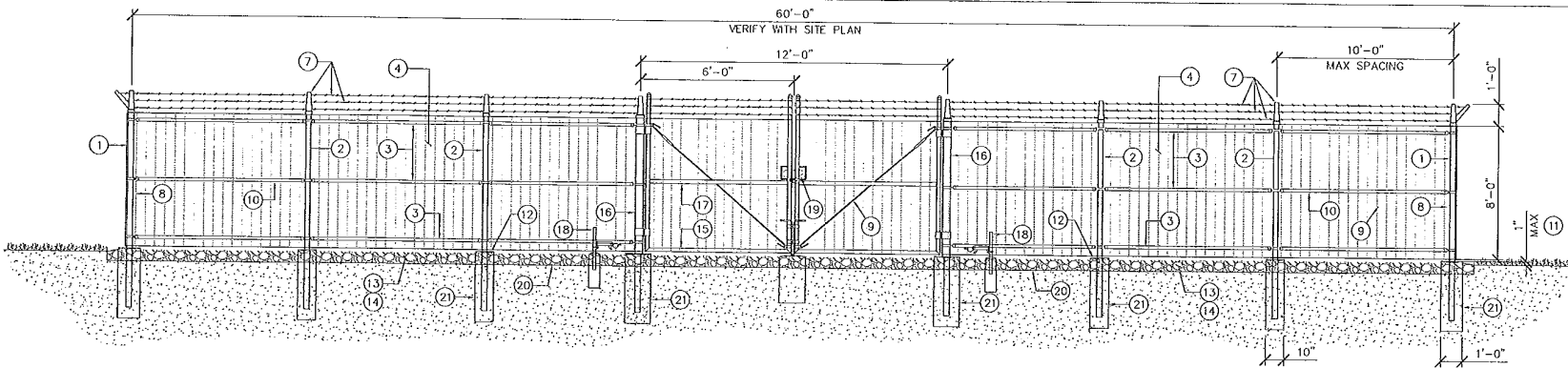


4 TYPICAL ROAD ENTRY SCALE: N.T.S.

5 DETAIL NOT USED SCALE: N.T.S.

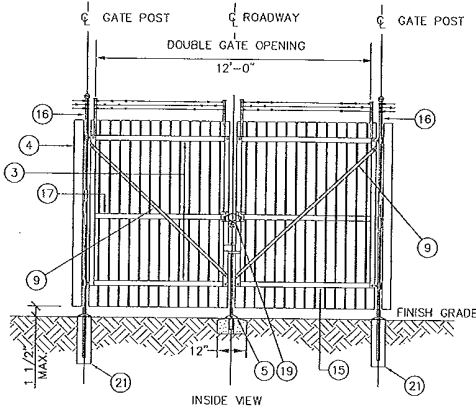
6 DETAIL NOT USED

7 DETAIL NOT USED



1 TYPICAL FENCING DETAIL

SCALE: N.T.S.



2 DOUBLE-SWING GATE DETAIL

SCALE: N.T.S.

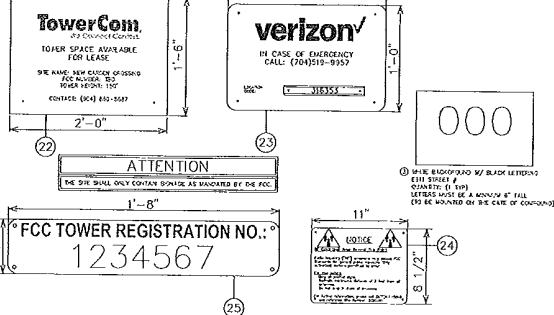
**GENERAL NOTES:**

1. INSTALL FENCING PER ASTM F-567
2. INSTALL SWING GATES PER ASTM F- 900
3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALVANIZED (HOT DIP) ASTM A120 GRADE "A" STEEL. ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
5. ALL OPEN POSTS SHALL HAVE END-CAPS.
6. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.
7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.
8. MUSHROOM ANCHOR & PLUNGER REQUIRED FOR GATE.
9. G.C. RESPONSIBLE FOR TOWERCOM COMBO GATE LOCK

**BALLOON REFERENCE NOTES:**

- ① CORNER, END OR PULL POST: 3" O.D. SCHEDULE 40 PIPE.
- ② LINE POST: 2 1/2" NOMINAL SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10'-0" O.C.
- ③ TOP RAIL, BRACE RAIL & BOTTOM RAIL: 1-5/8" O.D. STANDARD ROUND PIPE, PER ASTM-F1083.
- ④ 1" x 4" BOARD
- ⑤ GALVANIZED GATE CENTER STOP -- 6 1/2" DIA. WITH 1 1/4" SLOT, 1 3/8" SHANK IN A 1 5/8" DIA. PIPE SET IN CONCRETE.
- ⑥ FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
- ⑦ INSTALL 6 STRAND CORNER BARB WIRE V-ARM ON ALL POSTS. BARBED WIRE: DOUBLE STRAND 12-1/2" O.D. TWISTED WIRE TO MATCH WITH FABRIC. 14 GA, 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
- ⑧ 3/16" X 3/4" (MIN) FULL HEIGHT STRETCHER BAR.
- ⑨ 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
- ⑩ FENCE CORNER POST BRACE: 1 5/8" NOMINAL PIPE.
- ⑪ 1" MAXIMUM CLEARANCE FROM FINISH GRADE.
- ⑫ FENCE POST FOUNDATION TO BE 1" FINISH ABOVE FINISHED GRADE
- ⑬ 6" COMPACTED BASE MATERIAL.
- ⑭ FINISH GRADE SHALL BE UNIFORM AND LEVEL.
- ⑮ 8 FT. DOUBLE DURA--GATE STANDARD FRAME KIT, MODEL #: 007-1403.
- ⑯ GATE POST 4" O.D., SCHEDULE 40 PIPE, PER ASTM-F1083.
- ⑰ GATE FRAME BRACE RAIL: 1 1/2" NOMINAL PIPE, PER ASTM-F1083.
- ⑱ DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.
- ⑲ DAISY CHAIN LOCK SYSTEM
- ⑳ GEOTEXTILE FABRIC
- ㉑ CONCRETE FOUNDATION (MIN 3000 PSI). MINIMUM DEPTH: 6" BELOW FROST LINE
- ㉒ 18" x 24" TOWERCOM SITE INFORMATION SIGN.
- ㉓ 12" x 24" VERIZON IDENTIFICATION SIGN
- ㉔ 12" x 24" RF CAUTION SIGN.
- ㉕ TOWER REGISTRATION SIGN.

4 GENERAL NOTES



3 TYPICAL SIGNS AND SPECIFICATIONS

SCALE: N.T.S.

6 FENCING NOTES

**TowerCom**  
We Connect Carriers.

TOWERCOM  
5611 HWY 55, SUITE 201  
DURHAM, NC 27713  
TEL: (919) 666-2906

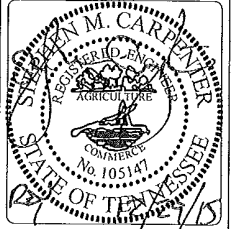
**TeleCAD**  
Wireless

1961 NORTHPOINT BLVD, SUITE 130  
HICKORY, TN 37343  
PH: 423-843-9500  
FAX: 423-843-9509

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A&E PROJECT #:	N/A
DRAWN BY:	CAD
CHECKED BY:	CTD

REVISIONS	
NO.	DATE DESCRIPTION
12/29/15	ZONING REQ. REVISION
11/30/15	CONSTRUCTION ISSUE
11/09/15	PRELIMINARY REVIEW




PROJECT No.	N/A
SITE NAME:	BONTA VISTA
SITE NUMBER:	N/A
SITE ADDRESS:	FORK STATION WAY KNOXVILLE, TN 37938
DESIGN TYPE:	RAW LAND

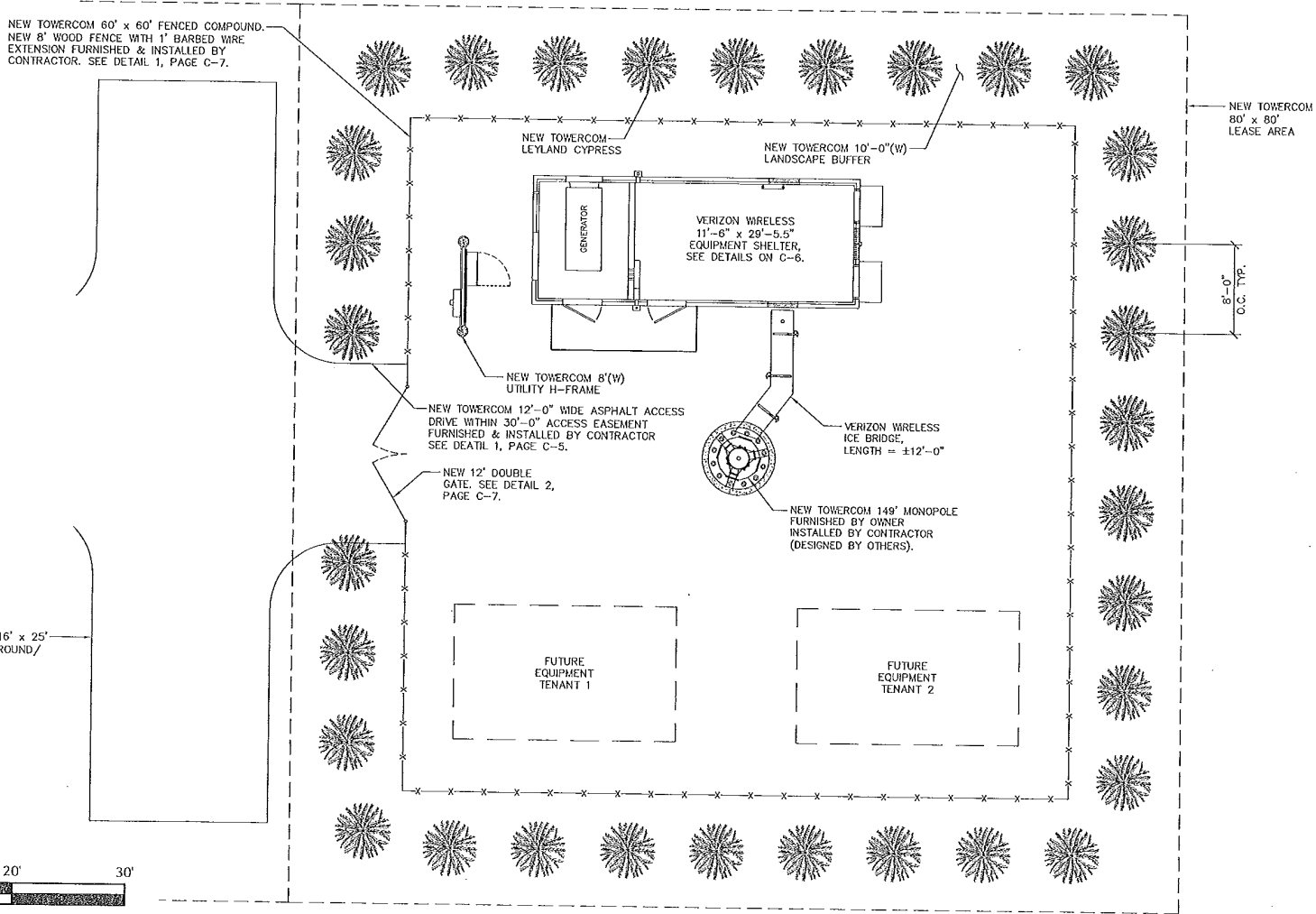
SHEET TITLE:  
**FENCE DETAILS**

DRAWING NO.	REVISION:
<b>C-7</b>	<b>1</b>



PLANTING SCHEDULE									
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	SPACING	SYMBOL	REMARKS	
Lc	32	X Cupressocyparis leylandii	Leyland Cypress	1.5" GAL	UNDERSTORY EVERGREEN	As shown		FULL TO BASE	

NEW TOWERCOM 60' x 60' FENCED COMPOUND.  
NEW 8' WOOD FENCE WITH 1" BARBED WIRE  
EXTENSION FURNISHED & INSTALLED BY  
CONTRACTOR. SEE DETAIL 1, PAGE C-7.



**TowerCom.**  
We Connect Carriers.

TOWERCOM  
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DURHAM, NC 27713  
TEL: (919) 666-2906

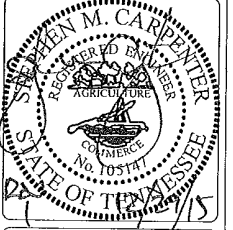
**TeleCAD Wireless**

1961 NORTHPOINT BLVD, SUITE 130  
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ARE PROJECT #: H/A  
DRAWN BY: CAD  
CHECKED BY: CTD

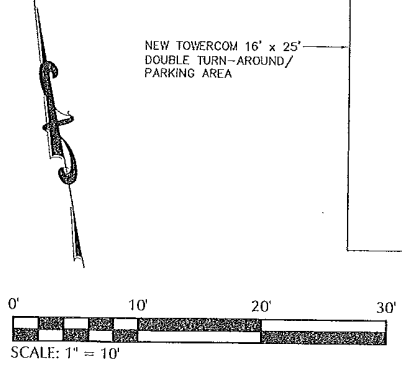
REVISIONS			
NO.	DATE	DESCRIPTION	
12/29/15		ZONING REQ. REVISION	
11/30/15		CONSTRUCTION ISSUE	
11/09/15		PRELIMINARY REVIEW	



PROJECT No. N/A  
SITE NAME: BONTA VISTA  
SITE NUMBER: N/A  
SITE ADDRESS: FORK STATION WAY  
KNOXVILLE, TN 37938  
DESIGN TYPE: RAW LAND

SHEET TITLE: LANDSCAPE PLAN

DRAWING NO. L-1  
REVISION: 1



1 LANDSCAPE PLAN

**DESCRIPTION AND CERTIFICATION**  
**OF COMPLIANCE OF TOWERCOM VI, LLC**  
**AS TO PROPOSED TOWER**

TowerCom, VI, LLC ("TowerCom") proposes to build a telecommunications tower (the "Tower"), on the property located at Fork Station Way, Knoxville, Tennessee which is also designated as Lot 9, Norris Freeway Commercial Center, Phase 2, Knoxville, Tennessee which is referred to as the Bonta Vista Site (the "Site"). In accordance with the Zoning Ordinance of Knox County (the "Zoning Ordinance"), TowerCom hereby certifies as follows:

1. The proposed Tower will be 155 feet in height. The proposed Tower will be built to accommodate at least three antenna arrays.
2. TowerCom and its successors and assigns covenant and agree that they will allow the shared use of the Tower with any additional user provided that the additional user agrees in writing to meet reasonable terms and conditions for the shared use of the proposed Tower.

Paul Bulloch states that he/she is the Managing Partner for TowerCom VI, LLC, that he/she has read the foregoing Description and Certification, by him/her subscribed and knows the contents thereof; that the Description and Certification was prepared with the assistance of employees and representatives of TowerCom, VI, LLC, upon which he/she has relied; that statements set forth herein, subject to inadvertent or undiscovered errors, are based on and, therefore, necessarily limited by the records and information reviewed by TowerCom, VI, LLC; and that, subject to the limitations set forth herein, the said Description and Certification is true to the best of his/her knowledge, information and belief.

Respectfully submitted,

TowerCom VI, LLC

Name: 

Title: Managing Partner

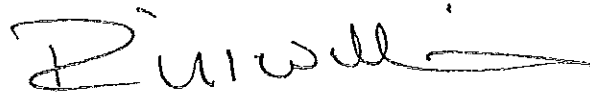
**DESCRIPTION AND CERTIFICATION**  
**OF COMPLIANCE AND AFFIDAVIT OF RICHARD WILLIAMS**  
**AS TO PROPOSED TOWER**

Towercom, VI, LLC ("Towercom") proposes to build a telecommunications tower (the "Tower"), on the property located at Fork Station Way, Knoxville, Tennessee which is also designated as Lot 9, Norris Freeway Commercial Center, Phase 2, Knoxville, Tennessee and is referred to as the Bonta Vista Site (the "Site"). Towercom proposes to lease space on the proposed Tower to Verizon Wireless Tennessee Partnership ("Verizon"). In accordance with the Zoning Ordinance of Knox County (the "Zoning Ordinance"), Richard Williams hereby certifies and does depose, swear and affirm as follows:

1. I am above the age of 18 years and the matters recited herein are of my own personal knowledge.
2. I am a site acquisition and real estate agent with 23 years' experience in the location, leasing and acquisition of sites for the location of telecommunications towers and the siting and co-location of wireless antennae for the operation of wireless communications systems for wireless communications carriers.
3. I have worked with Verizon in attempting to locate a site to locate their antennae in the area of North Knoxville where Norris Freeway meets Maynardville Pike. We contacted representatives of United States Cellular Corporation ("US Cellular") in November of 2014 to attempt to reach an agreement to co-locate upon a 170 foot monopole tower located at 7312 Andersonville Pike, Knoxville, Tennessee. US Cellular has an application process for submitting an application to lease space upon their towers. We submitted an application with US Cellular on behalf of Verizon in the month of December, 2014 and paid the applicable fees to US Cellular. US Cellular informed us that there was not enough space in the area which US Cellular Corporation leased at the base of the tower to place the equipment, cabinet and/or shelter at the base of the US Cellular Tower which is necessary to operate the antennae that Verizon would locate upon that tower. I also contacted the landlord for that site, which is the fee simple interest owner of the real property, where the US Cellular tower is located. The landlord, Beaver Dam Baptist Church, refused to lease additional land outside of US Cellular's leased area to Verizon so that Verizon could co-locate their antennae upon the US Cellular Tower. We initially contacted representatives of Beaver Dam Baptist Church on February 23, 2015 and they sent us an email on March 23, 2015 stating that they would not lease additional land to Verizon to locate equipment upon the US Cellular Tower. A copy of the correspondence denying the request to lease additional land is attached hereto as Exhibit "A."

Richard Williams states that he has read the foregoing Description and Certification, by him subscribed and knows the contents thereof; that the Description and Certification was prepared with the assistance of employees and representatives of Verizon Wireless Tennessee Partnership and TowerCom VI, LLC, Inc., upon which he/she has relied; that statements set forth herein, subject to inadvertent or undiscovered errors, are based on and, therefore, necessarily limited by the records and information reviewed by Verizon Wireless Tennessee Partnership and TowerCom, VI, LLC; and that, subject to the limitations set forth herein, the said Description and Certification is true to the best of his/her knowledge, information and belief.

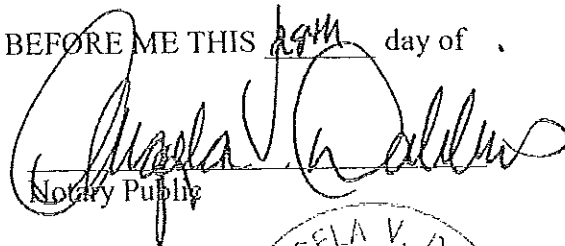
FURTHER AFFIANT SAITH NOT.



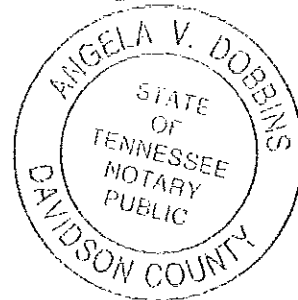
Richard Williams

STATE OF TENNESSEE  
COUNTY OF Davidson

SWORN AND SUBSCRIBED TO BEFORE ME THIS 29th day of November, 2015.

  
Notary Public

My Commission Expires: 06/21/2016



**Mary Miller**

---

**From:** Capps, Randall <Randall.Capps@homefederaltn.com>  
**Sent:** Monday, March 23, 2015 3:33 PM  
**To:** Richard Williams  
**Subject:** RE: Beaver Dam Baptist Church

Mr. Williams:  
There was no interest in expanding beyond the existing structure.  
Thanks,  
Randall Capps

**From:** Richard Williams [<mailto:richard@rgwilliamsinc.com>]  
**Sent:** Monday, March 23, 2015 12:39 PM  
**To:** Capps, Randall  
**Subject:** RE: Beaver Dam Baptist Church

Mr. Capps:  
  
What if we decreased the footprint size to a smaller size?

Thank you,  
Richard Williams  
615-351-2639

**From:** Capps, Randall [<mailto:Randall.Capps@homefederaltn.com>]  
**Sent:** Monday, March 23, 2015 9:10 AM  
**To:** 'richard@rgwilliamsinc.com'  
**Subject:** Beaver Dam Baptist Church

Mr. Williams,  
Our Trustees have met to discuss the proposal for leasing additional space next to the exiting monopole. We have decided that we do not want to increase the current footprint. It is our desire to keep all of the facilities within the current fenced space.

Sincerely

*Randall Capps*

*Chairman of Trustees  
Beaver Dam Baptist Church*

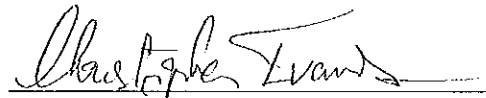
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**DESCRIPTION AND CERTIFICATION**  
**OF COMPLIANCE AND AFFIDAVIT OF RICHARD WILLIAMS**  
**AS TO PROPOSED TOWER**

Towercom, VI, LLC ("Towercom") proposes to build a telecommunications tower (the "Tower"), on the property located at Fork Station Way, Knoxville, Tennessee which is also designated as Lot 9, Norris Freeway Commercial Center, Phase 2, Knoxville, Tennessee and is referred to as the Bonta Vista Site (the "Site"). Towercom proposes to lease space on the proposed Tower to Verizon Wireless Tennessee Partnership ("Verizon"). In accordance with the Zoning Ordinance of Knox County (the "Zoning Ordinance"), Christopher Evans hereby certifies and affirms as follows:

1. I am above the age of 18 years and the matters recited herein are of my own personal knowledge.
2. I am a Project Manager employed with Telecad Wireless Site Design Incorporated. I have ten (10) years' experience in the design and construction of sites for wireless communications towers and for the co-location of antennae on wireless communications towers for wireless communications carriers.
3. I have reviewed the tower site where United States Cellular Corporation ("US Cellular") has erected a 170 foot monopole tower at 7312 Andersonville Pike, Knoxville, Tennessee. There was not enough space in the area which US Cellular Corporation leased at the base of the tower to place the equipment at the base of the US Cellular Tower which is necessary to operate the antennae that Verizon would locate upon that tower.

Christopher Evans states that he/she is the Project Manager for Telecad Wireless Site Design Incorporated, that he/she has read the foregoing Description and Certification, by him/her subscribed and knows the contents thereof; that the Description and Certification was prepared with the assistance of employees and representatives of Verizon Wireless Tennessee Partnership, Telecad Wireless Site Design Incorporated, and Towercom VI, LLC, upon which he/she has relied; that statements set forth herein, subject to inadvertent or undiscovered errors, are based on and, therefore, necessarily limited by the records and information reviewed by Verizon Wireless Tennessee Partnership, Telecad Wireless Site Design Incorporated and Towercom, VI, LLC; and that, subject to the limitations set forth herein, the said Description and Certification is true to the best of his/her knowledge, information and belief.

  
\_\_\_\_\_

DESCRIPTION AND CERTIFICATION  
OF COMPLIANCE OF VERIZON WIRELESS TENNESSEE  
PARTNERSHIP AS TO PROPOSED TOWER

TowerCom, VI, LLC ("Towercom") proposes to build a telecommunications tower (the "Tower"), on the property located at Fork Station Way, Knoxville, Tennessee which is also designated as Lot 9, Norris Freeway Commercial Center, Phase 2, Knoxville, Tennessee and is referred to as the Bonta Vista Site (the "Site"). Towercom proposes to lease space on the proposed Tower to Verizon Wireless Tennessee Partnership ("Verizon"). In accordance with the Zoning Ordinance of Knox County (the "Zoning Ordinance"), Verizon hereby certifies as follows:

1. The undersigned is an engineer with 11 years' experience in the design and operation of wireless communications facilities and in radio frequency engineering and design. My title with Verizon is Engineer IV - RF.
2. Attached hereto as Exhibit "A" is a map of the intended coverage area for the proposed Site showing Verizon's present coverage in this area without the proposed Tower. Attached hereto as Exhibit "B" is a map of the intended coverage area for the proposed Site showing Verizon's coverage with the additional antennae located upon the proposed Tower.
3. Attached hereto as Exhibit "C" is a map with the search ring showing the search radius for the proposed Tower and any existing facilities within that search radius (including towers, buildings and water tanks) upon which antennae may be located that would provide the coverage which Verizon is attempting to provide. There are no suitable facilities in the search area that exist that would allow service to be provided to the proposed coverage area except a tower which is owned by US Cellular Corporation.

Exhibit C



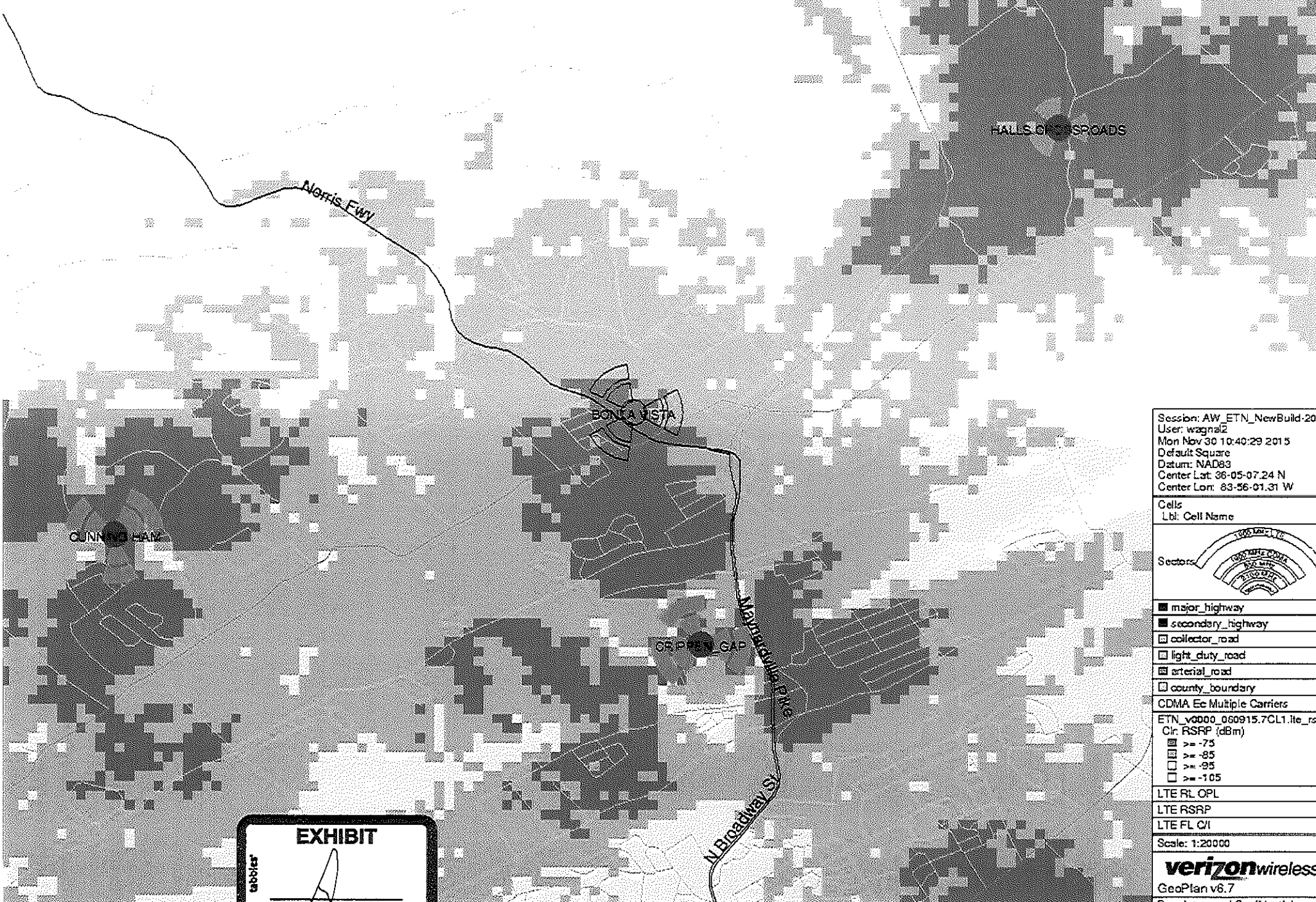


Alex Wagner states that he/she is the RF Engineer for Verizon Wireless Tennessee Partnership.; that he/she has read the foregoing Description and Certification, by him/her subscribed and knows the contents thereof; that the Description and Certification was prepared with the assistance of employees and representatives of Verizon Wireless Tennessee Partnership and TowerCom, VI, LLC, upon which he/she has relied; that statements set forth herein, subject to inadvertent or undiscovered errors, are based on and, therefore, necessarily limited by the records and information reviewed by Verizon Wireless Tennessee Partnership and TowerCom, VI, LLC; and that, subject to the limitations set forth herein, the said Description and Certification is true to the best of his/her knowledge, information and belief.

Respectfully submitted,  
Verizon Wireless Tennessee Partnership

Name: Alex J. Wagner 11/30/15  
Title: Engineer IV - RF

Current Coverage - Maynardville Pike/Norris Hwy  
LTE Reference Signal (dBm)



Session: AW\_ETN\_NewBuild-201  
 User: wagnal2  
 Mon Nov 30 10:40:29 2015  
 Default Square  
 Datum: NAD83  
 Center Lat: 36-05-07.24 N  
 Center Lon: 83-56-01.31 W

Cells  
 Lbl: Cell Name



- major\_highway
- secondary\_highway
- collector\_road
- light\_duty\_road
- arterial\_road
- county\_boundary

CDMA Ec Multiple Carriers  
 ETN\_v000\_060915.7CL1.lte\_rsrp  
 Cr: RSRP (dBm)

- >= -75
- >= -85
- >= -95
- >= -105

LTE RL OPL  
 LTE RSRP  
 LTE FL CI

Scale: 1:20000

**verizon**wireless  
 GeoPlan v6.7

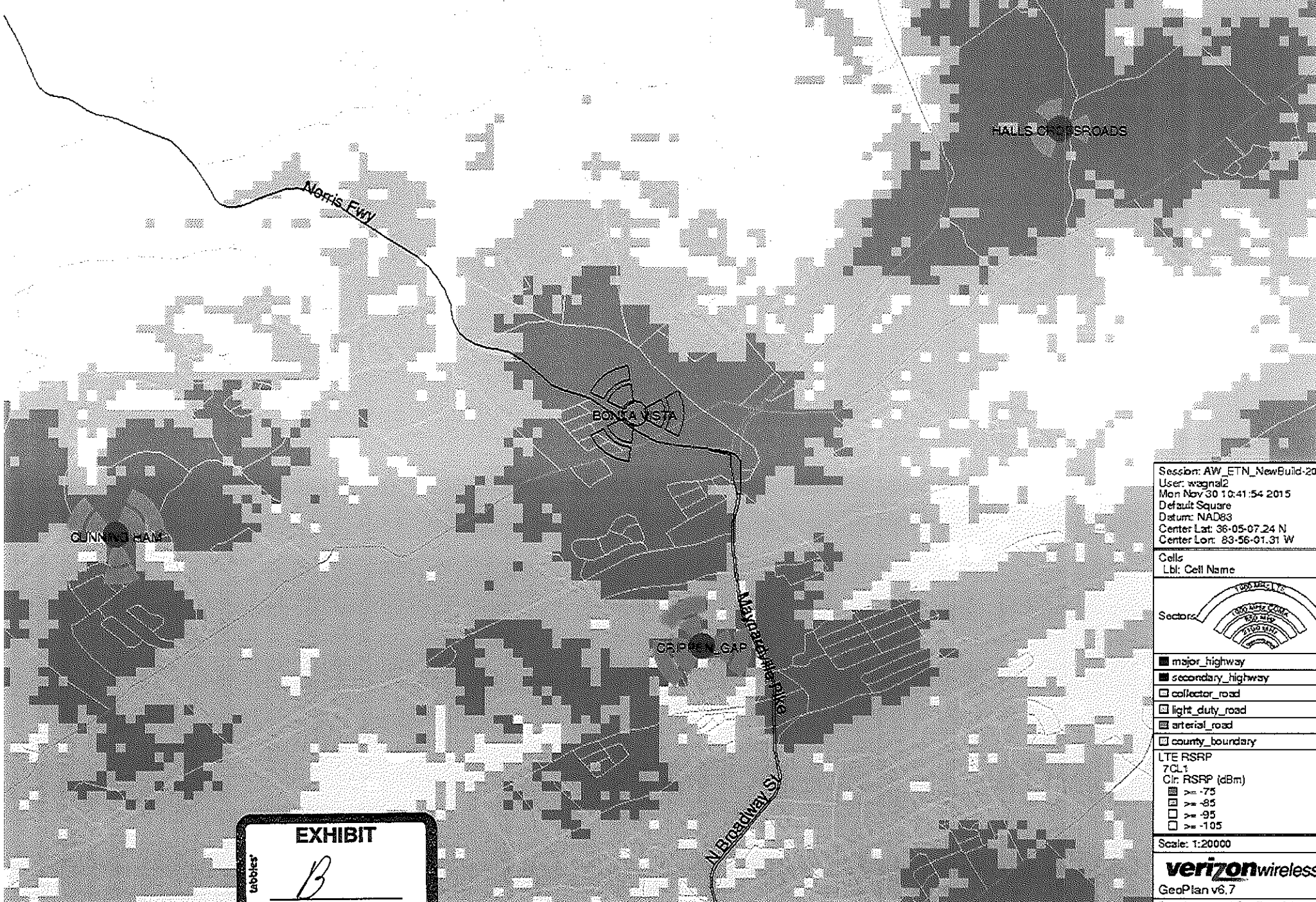
Proprietary and Confidential

**EXHIBIT**

A

tabbler

Proposed Coverage - Maynardville Pike/Norris Hwy  
 LTE Reference Signal (dBm)



Session: AW\_ETN\_NewBuild-201  
 User: wagna2  
 Mon Nov 30 10:41:54 2015  
 Default Square  
 Datum: NAD83  
 Center Lat: 36-05-07.24 N  
 Center Lon: 83-56-01.31 W

Cells  
 Lbl: Cell Name



- major\_highway
- secondary\_highway
- collector\_road
- light\_duty\_road
- arterial\_road
- county\_boundary

LTE RSRP  
 7CL1  
 Cl: RSRP (dBm)  
 ■ y = -75  
 □ y = -85  
 □ y = -95  
 □ y = -105

Scale: 1:20000  
**verizon**wireless  
 GeoPlan v6.7  
 Proprietary and Confidential

**EXHIBIT**

*B*

\_\_\_\_\_



November 25, 2015

Knoxville/Knox County Metropolitan  
Planning Commission  
400 Main Street, Suite 403  
Knoxville, Tennessee 37902

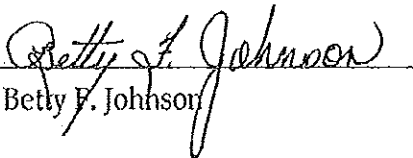
To Whom It May Concern:

Please accept this letter to confirm that Verizon Wireless Tennessee Partnership ("Verizon") intends to locate antennas and communications equipment on the tower proposed to be erected on the property located at Fork Station Way, Knoxville, Tennessee which is also designated as Lot 9, Norris Freeway Commercial Center, Phase 2, Knoxville, Tennessee referred to as the Bonta Vista Site by TowerCom, VI, LLC.

Verizon looks forward to continuing to provide service to Knox County, Tennessee and working with you in regards to these matters.

Sincerely,

Verizon Wireless Tennessee Partnership

By:   
Betty F. Johnson

Title: Principal Engineer - Real Estate



**MILLER ANDERSON**  
LAW GROUP PLLC

**MARY D. MILLER**  
RULE 31 LISTED MEDIATOR

6223 HIGHLAND PLACE WAY, SUITE 101  
KNOXVILLE, TN 37919

**HEATHER G. ANDERSON**  
RULE 31 LISTED FAMILY MEDIATOR

(865) 934-4000 *telephone*  
(865) 934-4001 *facsimile*

December 21, 2015

Via Hand Delivery

Mr. Tom Brechko  
Metropolitan Planning Commission  
City-County Building  
400 Main Street  
Suite 403  
Knoxville, TN 37902

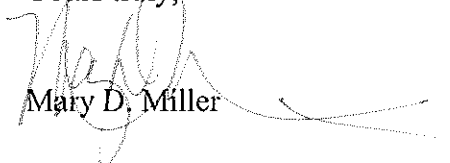
Re: Application of TowerCom VI, LLC to Construct a Wireless  
Telecommunications Tower at Lot 9 Norris Freeway Commercial Center (Fork  
Station) Knoxville, Tennessee (the 'Site')

Dear Mr. Brechko,

Please find enclosed a copy of a letter from T-Mobile indicating their interest to collocate upon the proposed telecommunications tower to be constructed by TowerCom VI, LLC at the above-referenced property. We have also attached the supporting radio frequency coverage maps in support of the application. We would like to supplement our application with this letter. We have enclosed 10 copies of the letter and the radio frequency coverage maps. By carbon copy of this letter, we have also forwarded this information to Larry Perry.

If you have any questions, please let me know.

Yours truly,

  
Mary D. Miller

Cc: George Davis  
Larry Perry

Enclosures

{00063555.DOCX}



December 16, 2015

Knox County Metropolitan Planning Commission  
400 Main St  
Knoxville, TN 37902

Re: Application of TowerCom VI, LLC to Construct a Wireless  
Telecommunications Tower at Lot 9 Norris Freeway Commercial Center (Fork  
Station) Knoxville, Tennessee (the "Site")


Ladies and Gentlemen:

Please be advised that T-Mobile has potential interest to collocate upon the proposed wireless telecommunications tower to be constructed by TowerCom VI, LLC at the Site referred to above. T-Mobile's future collocation upon the tower is, of course, subject to the applicant receiving all required governmental approvals to construct the tower, T-Mobile and TowerCom VI, LLC entering into a mutually acceptable sublease, and confirmation that the Site will satisfy T-Mobile's needs from an engineering perspective. T-Mobile requests a minimum of 150 square feet for its base equipment and back-up power. It is our understanding that the proposed location as submitted and to be built can accommodate that request.

At this time, and subject to further evaluation, T-Mobile anticipates that its antennas will be located at the 140' or 130' foot level of the tower.

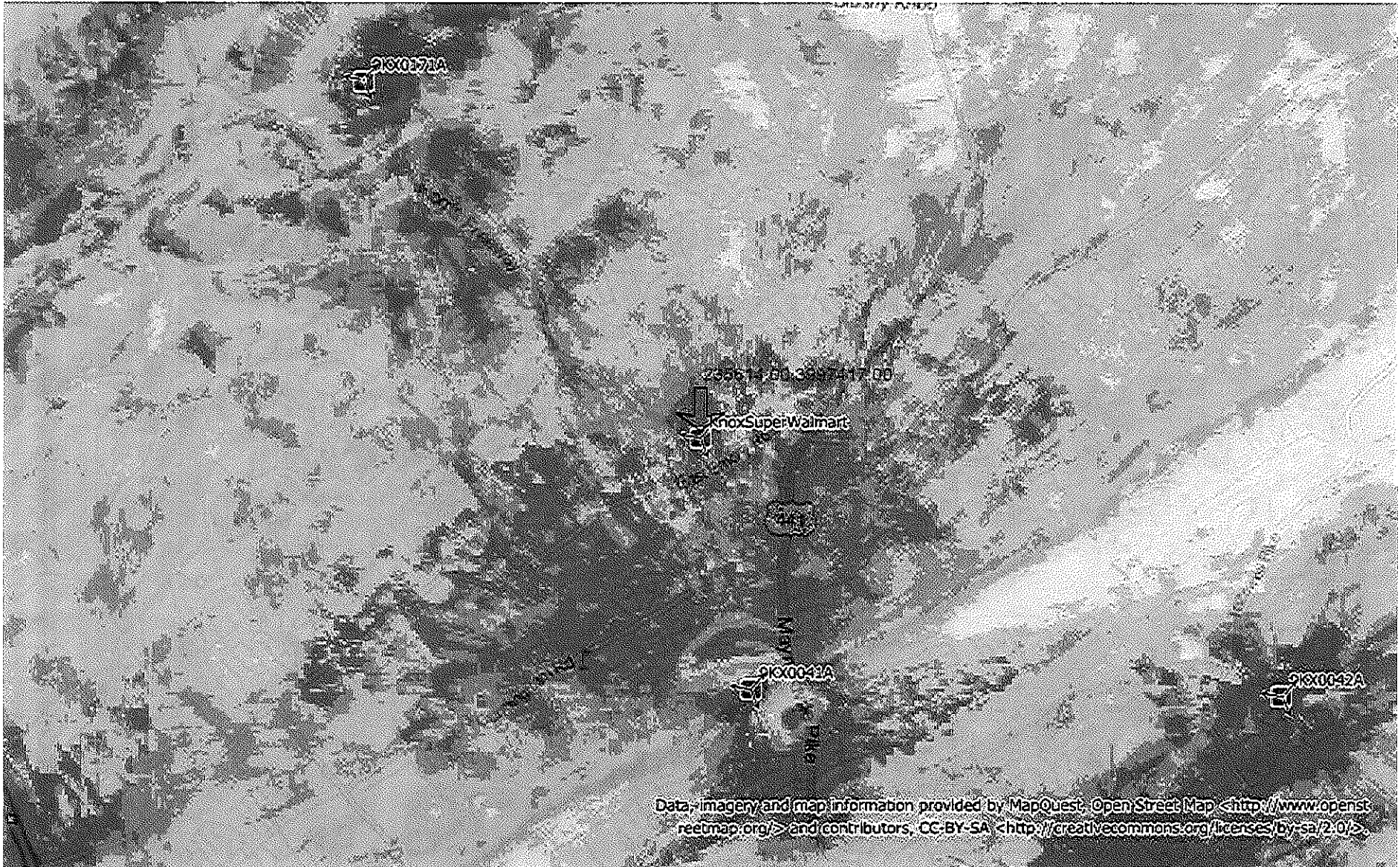
Please call me at (214) 244-0058 if you have any questions. Thank you very much.

Sincerely,

By:   
Name: Chad Caldwell  
Title: Project Manager

cc: James Beeghley TowerCom

T-Mobile Before coverage





T-Mobile After Coverage







**MILLER ANDERSON**  
LAW GROUP PLLC



**MARY D. MILLER**  
RULE 31 LISTED MEDIATOR

6223 HIGHLAND PLACE WAY, SUITE 101  
KNOXVILLE, TN 37919

**HEATHER G. ANDERSON**  
RULE 31 LISTED FAMILY MEDIATOR

(865) 934-4000 *telephone*  
(865) 934-4001 *facsimile*

December 22, 2015

Via FedEx

Mr. Tom Brechko  
Metropolitan Planning Commission  
City-County Building  
400 Main Street  
Suite 403  
Knoxville, TN 37902

Re: Application of TowerCom VI, LLC to Construct a Wireless  
Telecommunications Tower at Lot 9 Norris Freeway Commercial Center (Fork  
Station) Knoxville, Tennessee (the 'Site')

Dear Mr. Brechko,

Please find enclosed a copy of a letter from New Cingular Wireless PCS, LLC ("AT&T") indicating their interest to collocate upon the proposed telecommunications tower to be constructed by TowerCom VI, LLC at the above-referenced property. We would like to supplement our application with this letter. We have enclosed 10 copies of the letter. By carbon copy of this letter, we have also forwarded this information to Larry Perry.

If you have any questions, please let me know.

Yours truly,

  
Mary D. Miller

Cc: George Davis  
Larry Perry

Enclosures

{00063601.DOCX}



December 14, 2015

Knox County Metropolitan Planning Commission  
400 Main St  
Knoxville, TN 37902

Re: Application of TowerCom VI, LLC to Construct a Wireless  
Telecommunications Tower at Lot 9 Norris Freeway Commercial Center (Fork  
Station) Knoxville, Tennessee (the "Site")

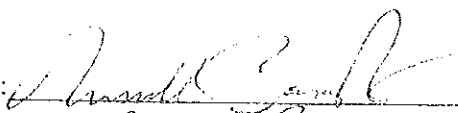
Ladies and Gentlemen:

Please be advised that New Cingular Wireless PCS, LLC ("AT&T") has interests to collocate upon the proposed wireless telecommunications tower to be constructed by TowerCom VI, LLC at the Site referred to above. AT&T's collocation upon the tower is, of course, subject to the applicant receiving all required governmental approvals to construct the tower, AT&T and TowerCom VI, LLC entering into a mutually acceptable sublease, and confirmation that the Site will satisfy AT&T's needs from an engineering perspective. AT&T requests a minimum of 20 X 14 square feet for its base equipment and back-up power. It is our understanding that the proposed location as submitted and to be built can accommodate that request.

At this time, and subject to further evaluation, AT&T anticipates that its antennas will be located at the 140' or 130' foot level of the tower.

Please call me at 765-540-6616 if you have any questions. Thank you very much.

Sincerely,

BY:   
Name: Rossie BARNHART  
Title: Area Mgr AT&T

cc: George Davis, TowerCom