



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: April 23, 2024

RE: TDB N. Eastman Road

The Board is asked to consider the following request:

**Case: BZA24-0068 – The owner of property located at TBD N. Eastman Road, Control Map 061D, Group E, Parcel 023.10** requests special exception to Sec 114-191(c)4 for the purpose of constructing a new cell tower. The property is zoned P-1, Professional Offices District.

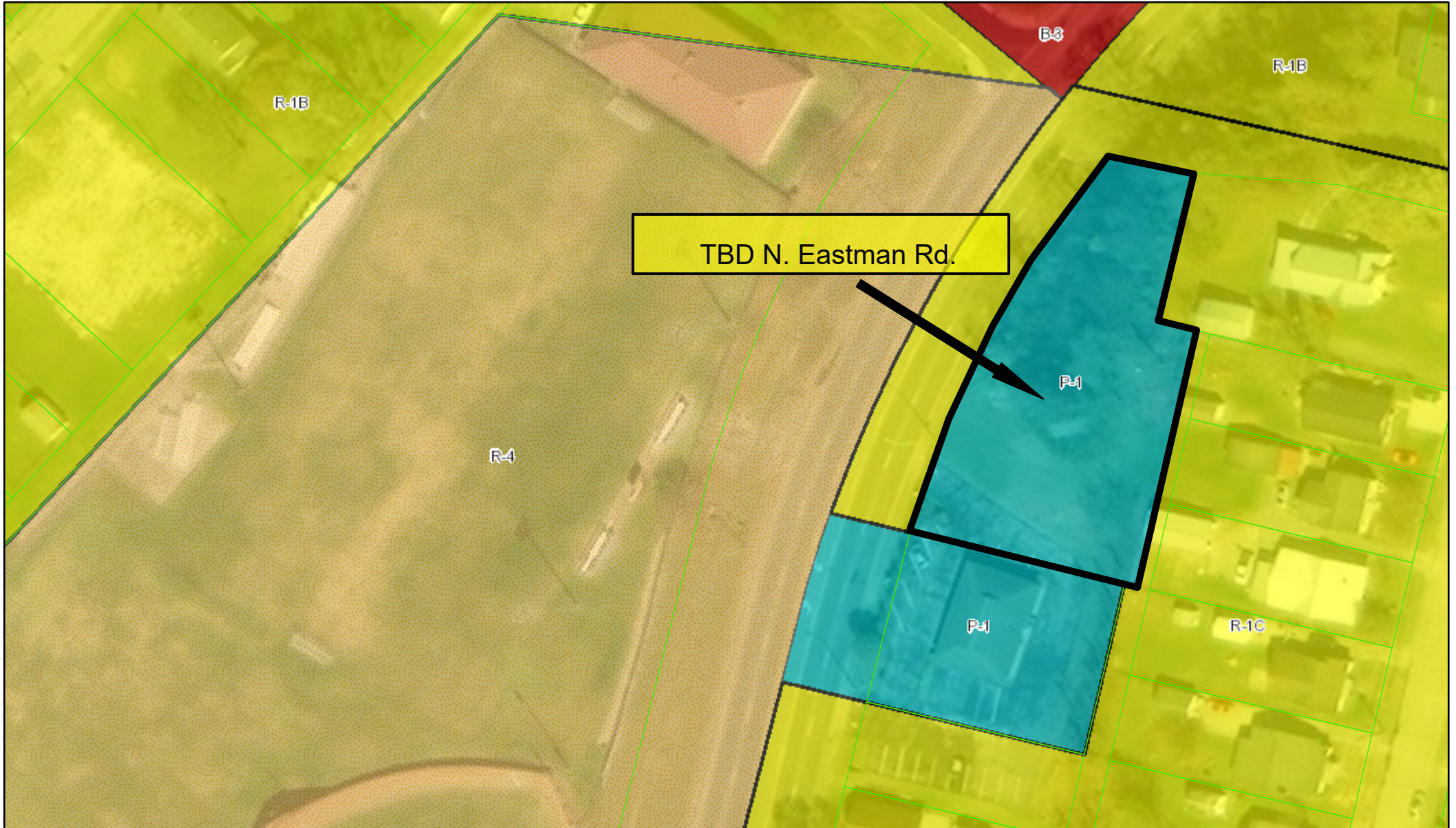
*Code reference:*

***Sec. 114-191. - P-1, Professional Offices District.***

*(c)Special exceptions. Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the P-1 district as follows:*

- (1)Offices of veterinarians, animal hospitals.*
- (2)Hospitals, rest or convalescent homes.*
- (3)Group homes.*
- (4)Communication facilities.***
- (5)Golf courses.*
- (6)Medical or dental offices*
- (7)The same as for R-5 districts.*

# ArcGIS Web Map



4/23/2024, 10:27:04 AM

Sullivan County Parcels Jan 2023

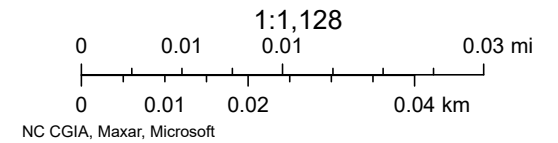
Parcels

City Zoning

<Null>

TAC

|      |     |      |      |      |       |       |
|------|-----|------|------|------|-------|-------|
| R-5  | A-2 | B-3  | B-4P | M-1R | P-D   | PMD-1 |
| GC   | AR  | B-3  | BC   | M-2  | PBD-3 | PMD-2 |
| B-2E | B-1 | B-4  | GC   | MX   | PBD/* | PUD   |
| A-1  | B-2 | B-4P | M-1  | P-1  | PD    | PVD   |





# ArcGIS Web Map

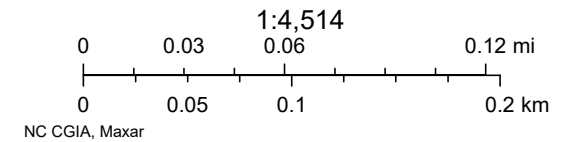


4/23/2024, 11:08:18 AM

Sullivan County Parcels Jan 2023

 Parcels

 Urban Growth Boundary





**APPLICATION**  
Board of Zoning Appeals



|                               |                       |                |                          |
|-------------------------------|-----------------------|----------------|--------------------------|
| <b>APPLICANT INFORMATION:</b> |                       |                |                          |
| Last Name                     | Belagode              | First          | Vinaya                   |
| M.I.                          |                       | Date           | 1/25/2024                |
| Street Address                | 1017 Wellington Blvd. |                | Apartment/Unit #         |
| City                          | Kingsport             | State          | TN                       |
| ZIP                           | 37660                 |                |                          |
| Phone                         | 423-914-1391          | E-mail Address | <u>Rhanbal@gmail.com</u> |

|                              |                    |               |                     |
|------------------------------|--------------------|---------------|---------------------|
| <b>PROPERTY INFORMATION:</b> |                    |               |                     |
| Tax Map Information          | Tax map: 061 D     | Group: E      | Parcel: 023.10 Lot: |
| Street Address               | Eastman North Road |               | Apartment/Unit #    |
| Current Zone                 | R-1C               | Proposed Zone | P-1                 |
| Current Use                  | Vacant land        | Proposed Use  | Cell tower          |

|                                    |                     |                |                                  |
|------------------------------------|---------------------|----------------|----------------------------------|
| <b>REPRESENTATIVE INFORMATION:</b> |                     |                |                                  |
| Last Name                          | Williams            | First          | Richard                          |
| M.I.                               |                     | Date           | 1/25/2024                        |
| Street Address                     | 296 County Road 327 |                | Apartment/Unit #                 |
| City                               | Crane Hill          | State          | AL                               |
| ZIP                                | 35053               |                |                                  |
| Phone                              | 615-351-2639        | E-mail Address | <u>richard@rqwilliamsinc.com</u> |


|   |  |  |  |
|---|--|--|--|
| <b>REQUESTED ACTION:</b>  |  |  |  |
| <p>SPECIAL EXCEPTION TO CONSTRUCT A CELL TOWER<br/>IN A P-1 ZONE.</p> |  |  |  |

|  |  |  |  |
|--|--|--|--|
| <b>DISCLAIMER AND SIGNATURE</b>  |  |  |  |
| <p>By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.</p> |  |  |  |

Signature: B. Vinaya Date: 1-31-2024

Signed before me on this 31 day of January 2024  
 a notary public for the State of Tennessee  
 County of Obion

Notary H Alexander  
 My Commission Expires April 01, 2027





**NOTES:**

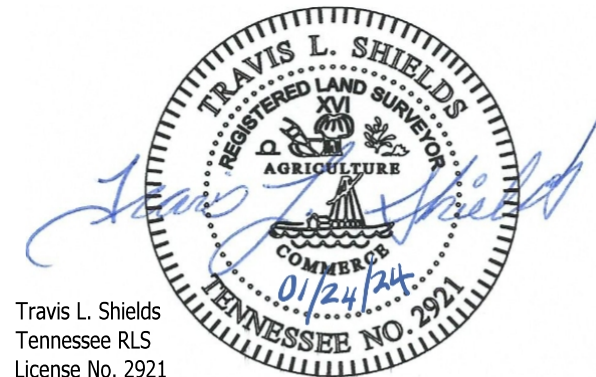
1. NORTH ARROW IDENTIFICATION: Tennessee State Plane Coordinate System.
2. This survey is a retracement of the property of record as Deed Parcels 3 & 4 in Deed Book 2108-C, Page 810, Register's Office, Sullivan County, Tennessee, (ROSC), according to monuments and evidences found and shown hereon.
3. No Title Examination was available at Time of survey.
4. No underground utilities were marked within the property. This survey does not relieve design and construction personnel of the responsibility to determine the locations of underground utilities prior to land disturbance activities.
5. Property does not lie within Special Flood Hazard Areas, according to current FEMA Flood Map information. No Flood Elevation Survey of Certification performed.

**LEGEND**

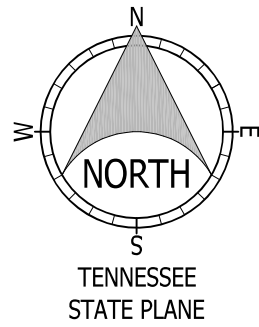
- CAPPED IRON ROD SET
- IRON ROD FOUND (AS NOTED)
- ⊙ IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- ⊗ UTILITY POLE
- ↓ GUY ANCHOR
- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- SURVEYED LINE
- - - ADJOINERS' BOUNDARY
- - - DEED LINE
- - - RIGHT-OF-WAY CENTER LINE
- OHU — OVERHEAD UTILITY LINES
- GUY — GUY — GUY — GUY WIRE

**SURVEYOR'S CERTIFICATION**

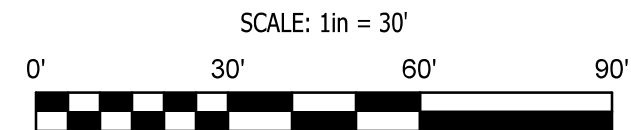
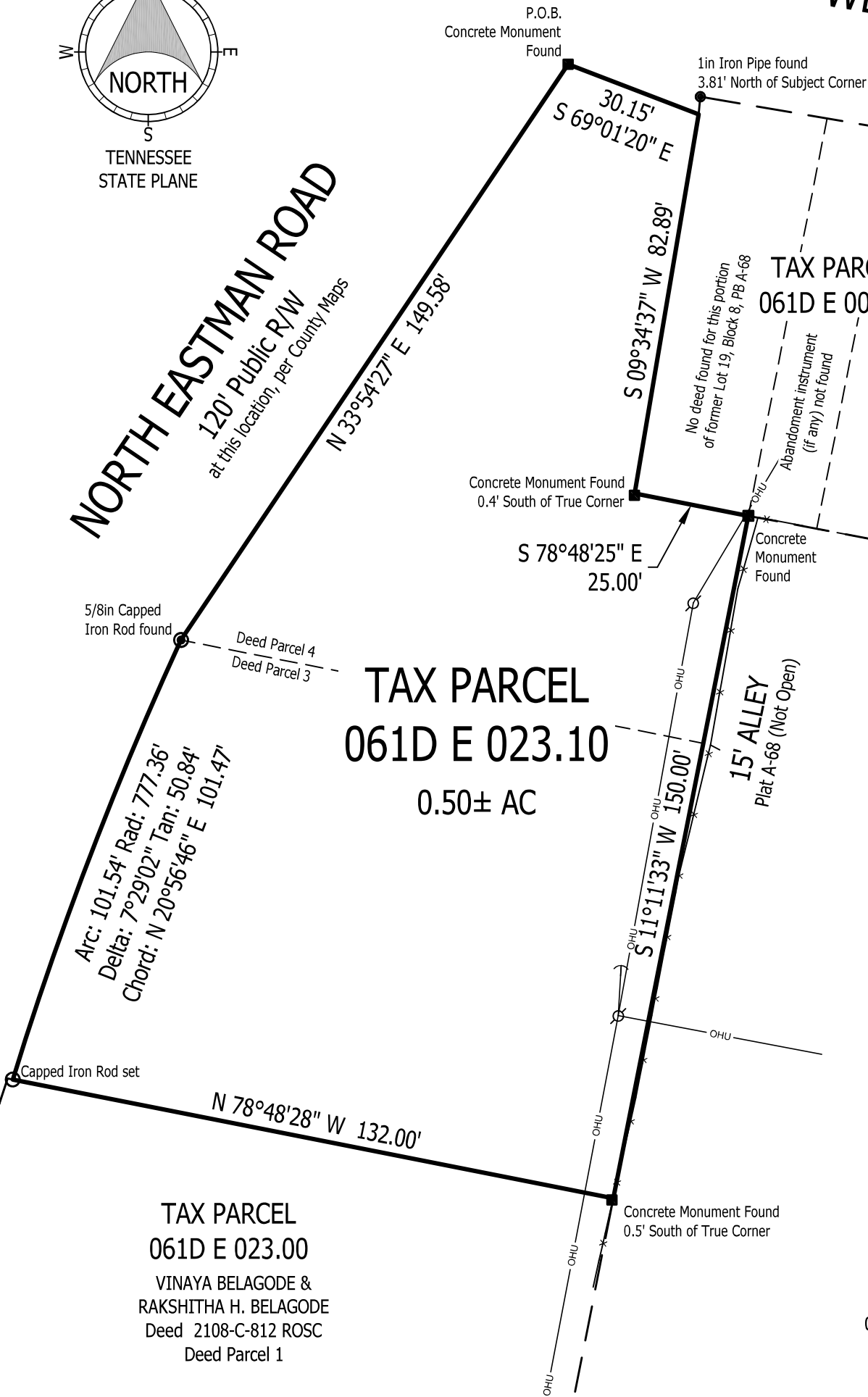
I hereby certify (or state) that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Tennessee to the best of my knowledge, information, and belief. This is a Category II Survey.



Travis L. Shields  
Tennessee RLS  
License No. 2921



**NORTH EASTMAN ROAD**  
120' Public R/W  
at this location, per County Maps



**THE LAND CONSULTANTS LLC**  
5449 HIGHWAY 41  
JASPER, TN 37347  
423-304-6722

**BOUNDARY SURVEY**  
**TAX PARCEL 061D E 023.10**  
PROPERTY OF: VINAYA BELAGODE & RAKSHITHA H. BELAGODE  
Deed 2108-C-812 ROSC, Deed Parcel 3 & 4  
North Eastman Road, Kingsport, TN 37660  
11th Civil District, Sullivan County, Tennessee

**BOUNDARY SURVEY**

DWG#: 23253-BNDY  
ISSUE #: 1  
ISSUE DATE: 01-24-2024

SHEET  
**1**  
OF  
1





(HEREINAFTER REFERRED TO AS "TENANT")

# EASTMAN INDUSTRIAL N. EASTMAN RD. KINGSPORT, TN 37660



CELLCO PARTNERSHIP D/B/A  
VERIZON WIRELESS

(HEREINAFTER REFERRED TO AS "LESSEE")



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.

|            |     |
|------------|-----|
| DRAWN BY   | JTO |
| CHECKED BY | BNS |

## PROJECT SUMMARY

**SITE NAME:** EASTMAN INDUSTRIAL  
**SITE NUMBER:** N/A

**SITE ADDRESS:** N. EASTMAN RD.  
 (E911 ADDRESS VERIFIED) KINGSPORT, TN 37660

**COUNTY:** SULLIVAN  
**JURISDICTION:** SULLIVAN  
**ZONING:** R-1

**PROPERTY OWNER:** VINAYA BELAGODE & RAKSHITHA H. BELAGODE  
 EASTMAN NORTH ROAD  
 KINGSPORT, TN 37660  
**CONTACT:** DR. VINAYA BELAGODE  
 PHONE: (423) 914-1391

**STRUCTURE OWNER:** RG WILLIAMS  
 296 COUNTRY ROAD 327  
 CRANE HILL, AL 35053  
**CONTACT:** RICHARD WILLIAMS  
 PHONE: (615) 351-2639

**LESSEE:** CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS  
 575 HICKORY HILLS BLVD.  
 WHITES CREEK, TN 37189

**LESSEE SITE NAME:** EASTMAN INDUSTRIAL  
**LESSEE SITE #:** 443119

**1A SITE COORDINATES:**  
**LATITUDE:** 36° 32' 20.79" N (NAD83)  
**LONGITUDE:** 82° 31' 26.65" W (NAD83)  
**ELEVATION:** 1,305.1' ASML (NAVD88)

**OCCUPANCY:** UNMANNED

**SITE TYPE:** RAWLAND

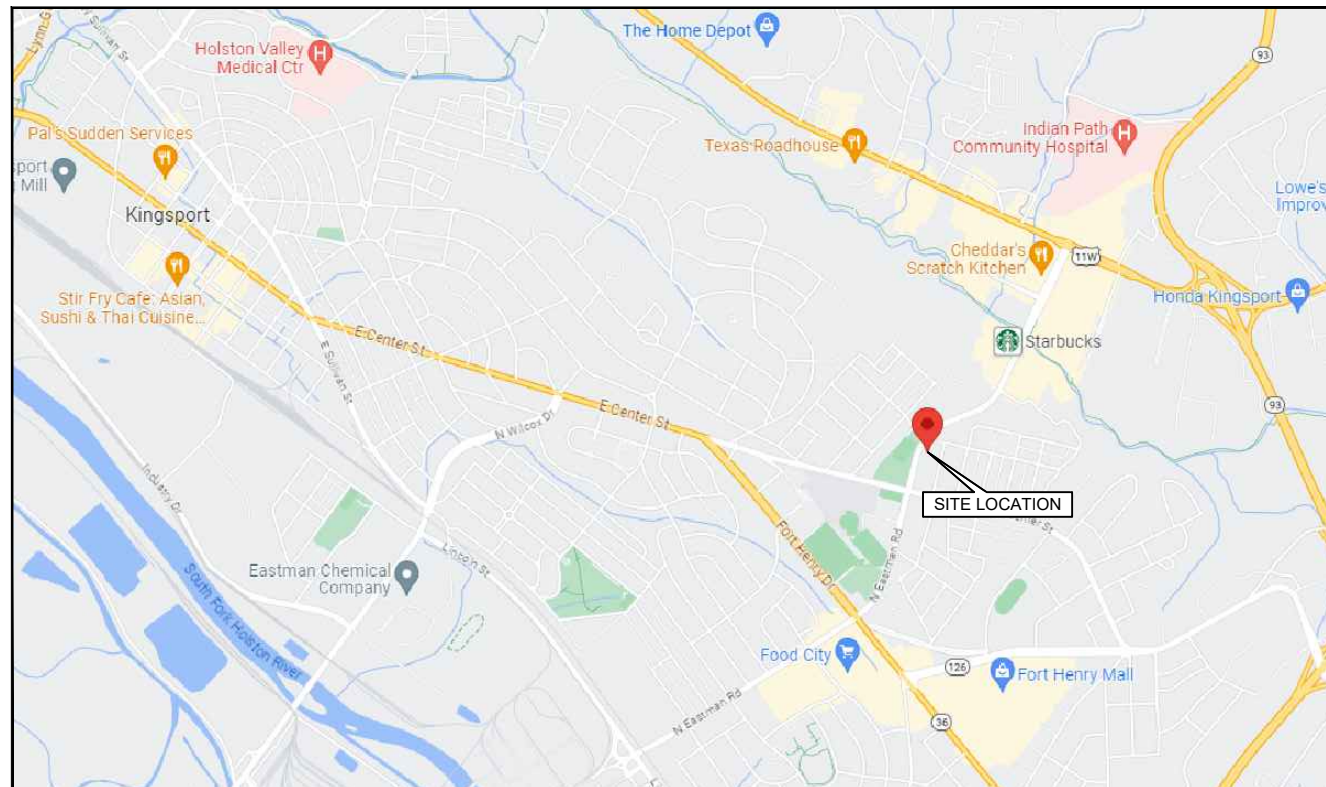
**POWER COMPANY:** APPALACHIAN POWER COMPANY  
**CONTACT:** TBD  
**PHONE:** 1-(800) 956-4237

**FIBER:** TBD  
**CONTACT:** TBD  
**PHONE:** TBD

**POLICE DEPARTMENT:** KINGSPORT POLICE DEPARTMENT  
**PHONE:** (423) 229-9300

**FIRE DEPARTMENT:** KINGSPORT FIRE DEPARTMENT  
**PHONE:** (423) 229-9441

## VICINITY MAP



NOT TO SCALE

## SHEET INDEX

|                    |   |
|--------------------|---|
| Z-001              | TITLE SHEET                             |
| Z-002              | GENERAL NOTES                           |
| LS-001 THRU LS-004 | LAND SURVEY                             |
| Z-101              | OVERALL SITE LAYOUT PLAN                |
| Z-102              | SITE LAYOUT PLAN                        |
| Z-103              | TOWER ELEVATION & EQUIPMENT LAYOUT PLAN |
| Z-201 THRU Z-203   | SITE DETAILS                            |
|                    |   |
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## REVISIONS

| # | DATE     | BY  | DESCRIPTION       |
|---|----------|-----|-------------------|
| A | 11/17/23 | JTO | PRELIMINARY ISSUE |

## SCOPE OF WORK

**NEW BUILD - RAWLAND**

INSTALLATION OF A 145'-0" MONOPOLE W/ GROUNDING, UTILITIES, FENCED COMPOUND, AND OTHER SUPPORT STRUCTURES AND COMPONENTS.

INSTALLATION OF ANTENNAS AND ANCILLARY EQUIPMENT FOR WIRELESS COMMUNICATIONS.

## APPLICABLE CODES

ALL WORK SHALL BE PERFORMED AND MATERIALS 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 CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

| CODE TYPE            | CODE                 |
|----------------------|----------------------|
| BUILDING             | 2018 IBC             |
| RESIDENTIAL          | 2018 IRC             |
| PLUMBING             | 2018 IPC             |
| MECHANICAL           | 2018 IMC             |
| FIRE                 | 2018 IFC             |
| ENERGY               | 2009 IEC             |
| FUEL GAS             | 2018 IFGC            |
| PROPERTY MAINTENANCE | 2018 IPMC            |
| ELECTRICAL           | 2017 NFPA 70 / NEC   |
| EXISTING BUILDING    | 2012 IEBC            |
| ACCESSIBLE BUILDINGS | 2009 ICC/ANSI A117.1 |

## STRUCTURAL REVIEW

CONTRACTOR SHALL ATTAIN AND VERIFY STRUCTURAL EVALUATION REPORT OF EXISTING TOWER FOR EXACT PLACEMENT OF ANTENNAS AND COAX CABLES. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE STRUCTURAL EVALUATION REPORT AND NOTIFY VERIZON'S CONSTRUCTION MANAGER IN THE CASE OF ANY DISCREPANCIES. ANY STRUCTURAL MODIFICATION, IF REQUIRED, SHALL BE DONE PRIOR TO THE INSTALLATION OF ANTENNAS.



CALL TENNESSEE ONE CALL  
 (800) 351-1111  
 CALL 3 WORKING DAYS  
 BEFORE YOU DIG!



**SITE NAME:** EASTMAN INDUSTRIAL  
**SITE NUMBER:** N/A

**SITE ADDRESS:** N. EASTMAN RD.  
 KINGSPORT, TN 37660

**SITE TYPE:** RAWLAND

**SHEET TITLE:** TITLE SHEET

|                              |                      |
|------------------------------|----------------------|
| <b>SHEET NUMBER</b><br>Z-001 | <b>REVISION</b><br>A |
|------------------------------|----------------------|



## GENERAL NOTES

1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL APPLICABLE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE CODES, REGULATIONS, AND STANDARDS OF ALL APPLICABLE GOVERNING AUTHORITIES.
3. THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL EXISTING TOPOGRAPHY AND HORIZONTAL GEOMETRY IS AS INDICATED ON THESE DRAWINGS. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE OR REPAIR TO THESE FACILITIES CAUSED BY THE CONTRACTOR'S WORK FORCE. IMMEDIATELY NOTIFY THE OWNER REPRESENTATIVE OF ANY DISCREPANCIES OR INTERFERENCE WHICH AFFECT THE WORK OF THIS CONTRACT.
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES. DO NOT ALLOW WATER TO STAND OR POND. ANY DAMAGE TO STRUCTURES OR WORK ON THE SITE CAUSED BY INADEQUATE MAINTENANCE OF DRAINAGE PROVISIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ANY COST ASSOCIATED WITH REPAIRS FOR SUCH DAMAGE WILL BE AT THE CONTRACTOR'S EXPENSE.
5. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OF OFF-SITE OR AS DIRECTED BY THE OWNER REPRESENTATIVE AND IN ACCORDANCE WITH JURISDICTIONAL AUTHORITIES.
6. ANY PROPERTY DAMAGE CAUSED BY THE CONTRACTOR OR HIS OPERATIONS SHALL BE CORRECTED AND/OR RESTORED TO THE SATISFACTION OF THE PROPERTY LESSOR(S) AND THE OWNER'S CONSTRUCTION MANAGER AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL MAINTAIN 20' HORIZONTAL CLEARANCE FROM CENTERLINE OF EXISTING POWER LINES OR AS REQUESTED BY THE POWER COMPANY.
8. NOTIFY THE OWNER REPRESENTATIVE TWENTY-FOUR HOURS PRIOR TO CONSTRUCTION TO ALLOW THE OWNER REPRESENTATIVE TO REVIEW THE SITE PRIOR TO EXCAVATION.
9. THE CONTRACTOR SHALL INCLUDE ALL WORK REQUIRED TO CO-LOCATE ON THE EXISTING TOWER INCLUDING ALL NECESSARY SITE IMPROVEMENTS, FOUNDATIONS, ELECTRICAL IMPROVEMENTS, SNAP-INS, H-FRAME, AND OTHER ACCESSORIES FOR COMPLETE INSTALLATION.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF THE FOLLOWING EQUIPMENT SUPPLIED BY THE OWNER: ANTENNAS, COAX CABLES, ICE BRIDGE, WAVEGUIDE LADDER, METER, AND EQUIPMENT CABINETS/SHELTER. THE EQUIPMENT CABINETS/SHELTER SHALL BE TRANSPORTED TO THE SITE BY THE CONTRACTOR.
11. CONTRACTOR TO NOTIFY THE OWNER REPRESENTATIVE FORTY-EIGHT HOURS PRIOR TO CONCRETE POURS.
12. CONTRACTOR TO PROVIDE RED LINE CONSTRUCTION DRAWINGS TO OWNER AND LESSEE AT COMPLETION OF JOB.

| ABBREVIATIONS |                        |      |                        |
|---------------|------------------------|------|------------------------|
| AGL           | ABOVE GROUND LEVEL     | AMSL | ABOVE MEAN SEA LEVEL   |
| CL            | CENTERLINE             | CONC | CONCRETE               |
| DIA           | DIAMETER               | DIM  | DIMENSION              |
| (E)           | EXISTING               | EA   | EACH                   |
| ELEV          | ELEVATION              | EQ   | EQUAL                  |
| FTG           | FOOTING                | FDN  | FOUNDATION             |
| LLH           | LONG LEG HORIZONTAL    | HSS  | HOLLOW STRUCTURE SHAPE |
| MAX           | MAXIMUM                | LLV  | LONG LEG VERTICAL      |
| NTS           | NOT TO SCALE           | MIN  | MINIMUM                |
| PL            | PLATE                  | OC   | ON CENTER              |
| TOS           | TOP OF STEEL           | RGS  | RIGID GALVANIZED STEEL |
| UNO           | UNLESS NOTED OTHERWISE | TYP. | TYPICAL                |
| W/            | WITH                   | TBR  | TO BE REMOVED          |

| LEGEND                       |                       |                              |
|------------------------------|-----------------------|------------------------------|
| SYMBOLS OF EXISTING FEATURES | DESCRIPTION           | SYMBOLS OF PROPOSED FEATURES |
| X 100.5                      | SPOT ELEVATION        | 712.9                        |
|                              | CONTOUR LINE          | 98                           |
|                              | STORM DRAIN           | SD                           |
|                              | CATCH BASIN           |                              |
|                              | RIGHT OF WAY          |                              |
|                              | IRON PIN              |                              |
|                              | BENCHMARK             |                              |
|                              | CONCRETE MONUMENT     |                              |
|                              | CENTERLINE            |                              |
|                              | OVERHEAD TELEPHONE    |                              |
|                              | UNDERGROUND TELEPHONE |                              |
|                              | OVERHEAD POWER        |                              |
|                              | UNDERGROUND POWER     |                              |
|                              | UNDERGROUND FIBER     |                              |
|                              | FENCE LINE            |                              |
|                              | SILT FENCE            |                              |
|                              | LIMITS OF DISURBANCE  |                              |
|                              | UTILITY POLE          |                              |
|                              | LIGHT POLE            |                              |
|                              | WATER LINE            |                              |
|                              | WATER VALVE           |                              |
|                              | NATURAL GAS LINE      |                              |
|                              | GAS VALVE             |                              |
|                              | SANITARY SEWER        |                              |
|                              | MANHOLE               |                              |

NOTE: THIS IS A GENERAL LEGEND. ALL FEATURES MAY NOT BE LOCATED IN THIS SITE.



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.

|            |     |
|------------|-----|
| DRAWN BY   | JTO |
| CHECKED BY | BNS |

| REVISIONS |          |     |                   |
|-----------|----------|-----|-------------------|
| #         | DATE     | BY  | DESCRIPTION       |
| A         | 11/17/23 | JTO | PRELIMINARY ISSUE |



|             |                    |
|-------------|--------------------|
| SITE NAME   | EASTMAN INDUSTRIAL |
| SITE NUMBER | 443119             |



|             |                    |
|-------------|--------------------|
| SITE NAME   | EASTMAN INDUSTRIAL |
| SITE NUMBER | N/A                |

|              |                                       |
|--------------|---------------------------------------|
| SITE ADDRESS | N. EASTMAN RD.<br>KINGSPORT, TN 37660 |
| SITE TYPE    | RAWLAND                               |

|             |               |
|-------------|---------------|
| SHEET TITLE | GENERAL NOTES |
|-------------|---------------|

|              |       |
|--------------|-------|
| SHEET NUMBER | Z-002 |
| REVISION     | A     |

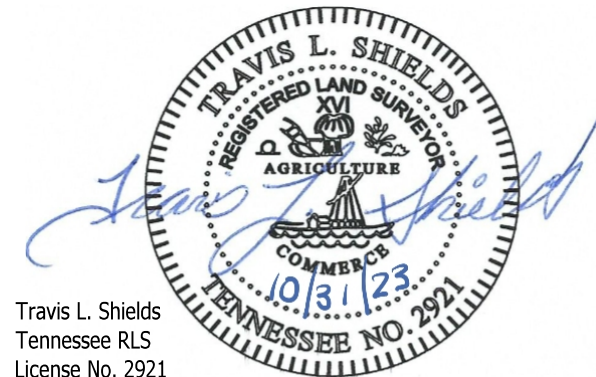


**GENERAL NOTES:**

- This Survey is prepared exclusively to show site conditions and/or for use in support of instruments related to Leases and Easements as may be shown hereon. Any property boundary information shown hereon is a composite of information gathered from current or previous Surveys, Plat & Deed Description and/or Assessor's Tax Maps as may be referenced hereon. This Survey is not a Boundary Survey of any Tax Parcels or Deed Tracts, and does not create, combine, or divide any existing properties.
- Survey shown hereon was performed under the supervision of a state-registered Land Surveyor and conforms to all applicable State Board Requirements.
- Instruments Used: One or more of: Topcon Total Station, Topcon Hiperlite Plus GPS, Carlson Surveyor Data Collector, DJI UAV.
- Where shown, improvements (utilities, buildings, trees, fences, etc.) are based on field Survey and/or aerial mapping.
- Any Underground Utilities shown according to surface markings made by others, found at time of survey. Additional marked utilities outside the area covered by this survey map may be shown in provided CAD Files. Utility Markings may not be comprehensive: this survey does not relieve design and construction personnel of the responsibility to determine the locations of underground utilities prior to land disturbance activities.
- This Survey is presented in the format required by Clients. Clients are advised that Official Jurisdictions may require the Survey to be presented in another format with additional notes and certifications. In the event other formats, notes or certifications are requested by applicable jurisdictions, it is the responsibility of the Client to request same be prepared by Surveyor. Survey as published is not intended to be suitable for recording as a Subdivision Plat.
- This survey may have been reduced or enlarged in size due to subsequent reproduction. This should be taken into consideration when obtaining scaled data.
- Geographic Coordinates, if published, meet FAA Accuracy Code 1A, and are accurate to within ± 20 feet horizontally and to within ± 3 feet vertically.
- Any Flood Zone information presented hereon is according to current FEMA Flood Map information as may be referenced hereon. No Flood Elevation Survey of Certification performed.
- This survey is not valid without the original signature seal of a State-Licensed Land Surveyor, and is not complete without the total of sheets as specified in Survey Title Blocks.
- Unless indicated otherwise by reference to Record Instruments, any Lessee's Leases, Premises or Easements shown hereon are NOT YET OF RECORD and may be subject to change pending review and approval by Carrier, applicable jurisdictions and/or other involved parties.
- Any Survey Markers placed as required by Standards of Practice and/or Client request represent the Leases and/or Easements as requested or designed by Clients at the time of this survey issue and may not reflect changes to site design which have not been communicated to Surveyor in the form of a Survey revision request. Surveyor shall not be liable for any circumstance arising as a result of revisions to Site Design (which may invalidate existing survey markers) occurring after the date of this Survey issue.

**SURVEYOR'S CERTIFICATION**

To: Verizon Wireless:  
I hereby certify (or state) that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Tennessee to the best of my knowledge, information, and belief. This is a Category II Survey.



Travis L. Shields  
Tennessee RLS  
License No. 2921

**PROPOSED TOWER LOCATION DATA**

Latitude: NORTH: 36.539108° 36° 32' 20.79"  
Longitude: WEST: 82.524069° 82° 31' 26.65"  
Ground Elev: 1,305.1 FEET AMSL (NAVD88)  
Benchmark: DJ9532 TN11

**PARENT TAX PARCEL**

VINAYA BELAGODE &  
RAKSHITHA H. BELAGODE  
TAX PARCEL: 061D E 023.10

**NORTH ORIENTATION**

TENNESSEE STATE PLANE COORDINATE SYSTEM  
Based on GPS Survey relative to NGS CORS Network, NAD83 (2011)  
ELEVATION DATUM: NAVD88, GEOID 12B  
DATE OF SURVEY: 10-19-2023  
Method: RTK (CORS); Confidence Level: 95%  
Positional Accuracy: HZ ± 0.10'  
EPOCH 2010.0000

**FLOOD DATA**

FEMA FLOOD MAP PANEL: 47163C0045D, Effective Date: 09-29-2006  
Surveyed Area appears to lie within: ZONE X (Areas of Minimal Flood Hazard)

**TITLE EXAMINATION:**

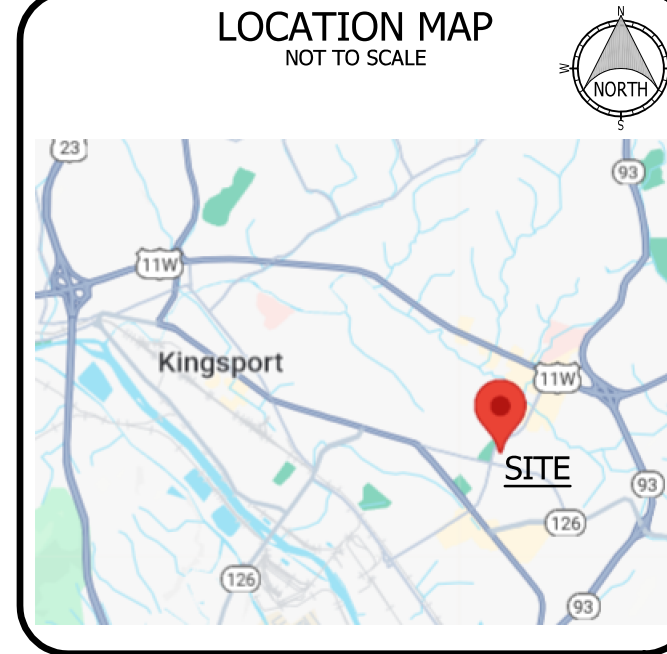
Not available

**SURVEY ISSUE DATA**

| # | DETAILS               | DATE       | DRAWN | APP |
|---|-----------------------|------------|-------|-----|
| 0 | Original Survey Issue | 10-31-2023 | NB    | TLS |

**LOCATION MAP**

NOT TO SCALE



**THE LAND CONSULTANTS** LLC  
5449 HIGHWAY 41  
JASPER, TN 37347  
423-304-6722

PREPARED FOR

**VERIZON WIRELESS**

**LEGEND**

- CONCRETE MONUMENT FOUND
- ⊙ IRON PIPE FOUND
- ⊕ UTILITY POLE
- ⌋ GUY ANCHOR
- Ⓜ TELECOM PULLBOX
- ⊗ SEWER MANHOLE
- ⊙ FIRE HYDRANT
- \* PROPOSED TOWER LOCATION
- ⊕ SITE BENCHMARK
- R/W RIGHT-OF-WAY
- C/L CENTER LINE
- AUF ACCESS & UTILITY/FIBER
- ESMT EASEMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- Sq Ft SQUARE FEET
- ==== PAVEMENT EDGE
- ==== CURB LINE
- ==== SIDEWALK
- OHU — OVERHEAD UTILITY LINES
- GUY — GUY WIRE
- ~~~~ TREE LINE
- GAS — UG GAS LINE
- UGT — MARKED UG TELECOM
- 5' CONTOURS
- 1' CONTOURS
- WALL
- RW — PUBLIC R/W
- TAX PARCEL BOUNDARY
- TIE LINE
- LESSEE'S PREMISES
- LESSEE'S EASEMENTS

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)  
**SITE SURVEY**  
**EASTMAN INDUSTRIAL**  
 MDG Id: 5000204729  
 North Eastman Road, Kingsport, TN 37660  
 11th Civil District  
 Sullivan County, Tennessee

**COVER SHEET**

DWG#: 23253  
ISSUE #: 0  
ISSUE DATE: 10-31-2023  
SEE SHEET #1

SHEET  
**1**  
OF  
4

# PROPERTY INFORMATION

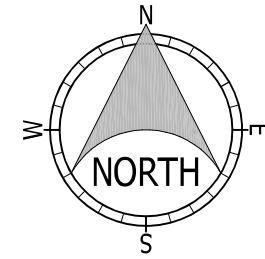
## PARENT TAX PARCEL

A. VINAYA BELAGODE &  
 RAKSHITHA H. BELAGODE  
 TAX PARCEL: 061D E 023.10  
 DEED BOOK 2108C, PAGE 810

## ADJOINING TAX PARCELS

B. DAVID W. FRADY (TRUSTEE)  
 TAX PARCEL: 061D E 002.00  
 DEED BOOK 3010, PAGE 409

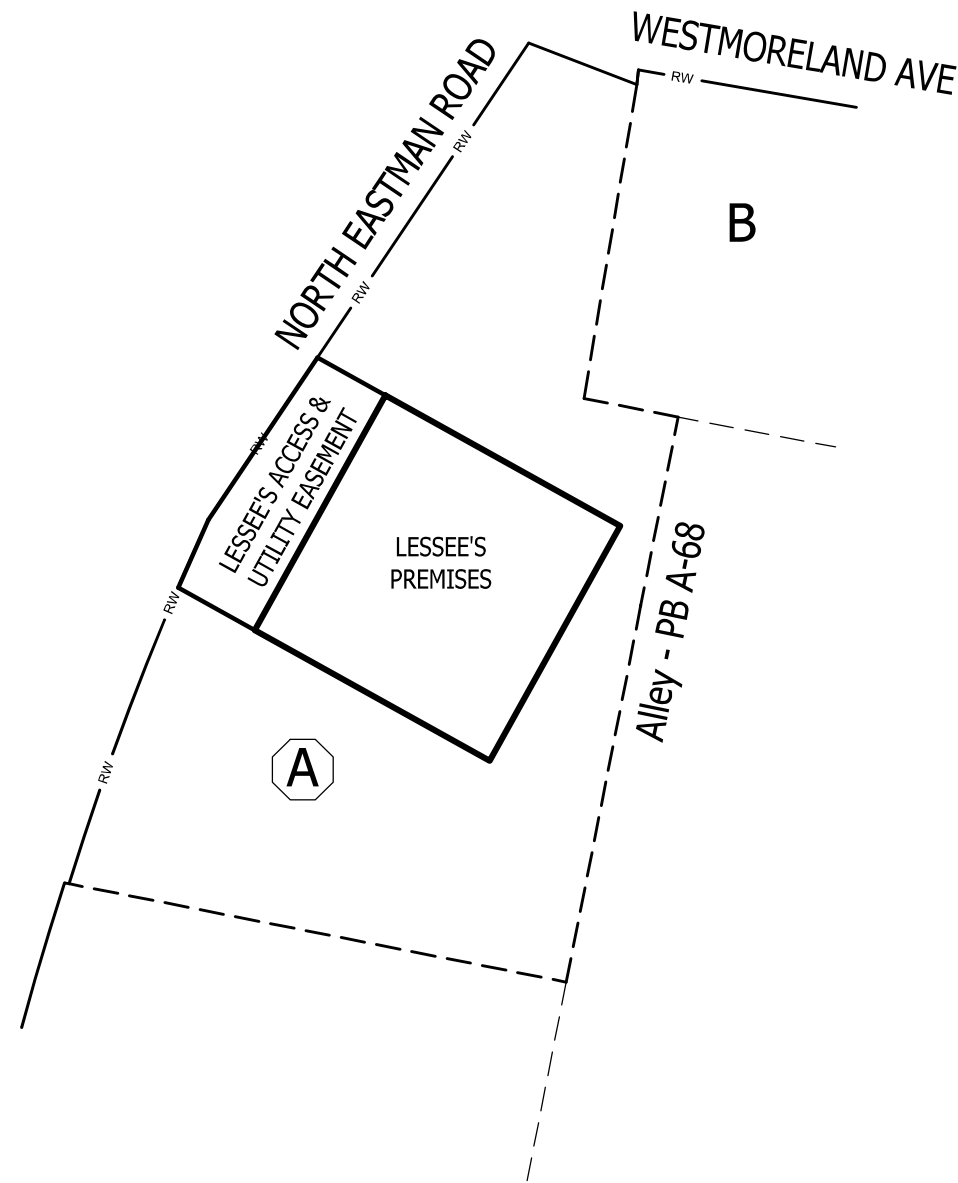
C. VINAYA BELAGODE &  
 RAKSHITHA H. BELAGODE  
 TAX PARCEL: 061D E 023.00  
 DEED BOOK 2108C, PAGE 810



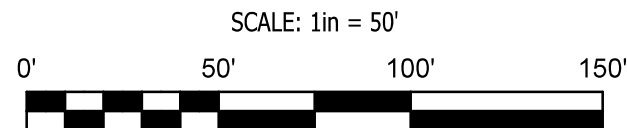
**THE LAND CONSULTANTS** LLC  
 5449 HIGHWAY 41  
 JASPER, TN 37347  
 423.304.6722

PREPARED FOR

VERIZON WIRELESS



- RW —— PUBLIC R/W
- VESTING LAND
- - - - - ADJOINING TAX PARCEL
- LESSEE'S PREMISES
- LESSEES EASEMENT(S)



OVERVIEW MAP CAVEAT:  
 OVERVIEW MAP IS NOT A SURVEY BUT A VICINITY / LOCATION MAP INTENDED ONLY TO SHOW SURVEYED PROPERTY IN RELATION TO SURROUNDING AREA. VESTING AND ADJOINING PARCEL BOUNDARIES ARE NOT INCLUDED IN OR CERTIFIED BY THIS SURVEY. BOUNDARY LINES ARE A COMPOSITE OF DEED, PLAT AND/OR TAX MAP INFORMATION

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

## SITE SURVEY EASTMAN INDUSTRIAL

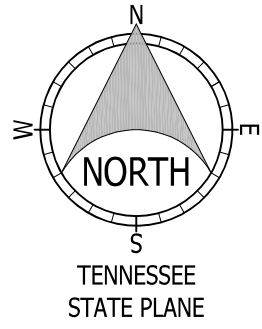
MDG Id: 5000204729  
 North Eastman Road, Kingsport, TN 37660  
 11th Civil District  
 Sullivan County, Tennessee

## OVERVIEW MAP

DWG#: 23253  
 ISSUE #: 0  
 ISSUE DATE: 10-31-2023  
 SEE SHEET #1

SHEET  
**2**  
 OF  
 4





THE  
**LAND CONSULTANTS**  
LLC  
5449 HIGHWAY 41  
JASPER, TN 37347  
423.304.6722

PREPARED FOR



VERIZON WIRELESS

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

**SITE SURVEY**  
**EASTMAN INDUSTRIAL**

MDG Id: 5000204729  
North Eastman Road, Kingsport, TN 37660  
11th Civil District  
Sullivan County, Tennessee

**SITE SURVEY**

DWG#: 23253  
ISSUE #: 0  
ISSUE DATE: 10-31-2023  
SEE SHEET #1

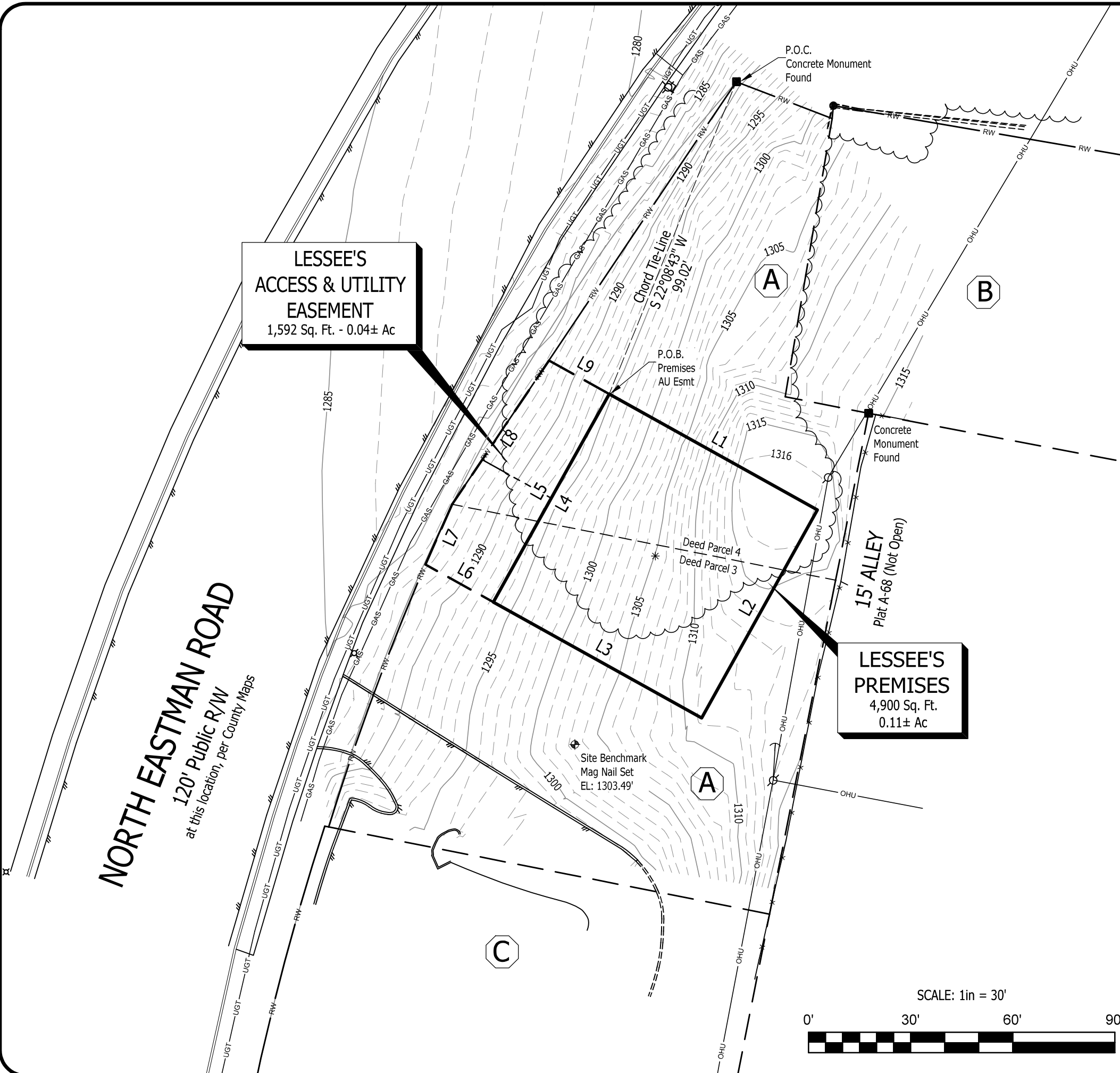
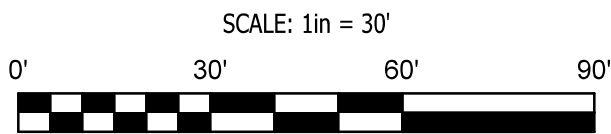
SHEET  
**3**  
OF  
4

**NORTH EASTMAN ROAD**  
120' Public R/W  
at this location, per County Maps

**LESSEE'S  
ACCESS & UTILITY  
EASEMENT**  
1,592 Sq. Ft. - 0.04± Ac

**LESSEE'S  
PREMISES**  
4,900 Sq. Ft.  
0.11± Ac

| LINE DATA TABLE |               |          |
|-----------------|---------------|----------|
| LINE            | BEARING       | DISTANCE |
| L1              | S 60°54'34" E | 70.00'   |
| L2              | S 29°05'26" W | 70.00'   |
| L3              | N 60°54'34" W | 70.00'   |
| L4              | N 29°05'26" E | 70.00'   |
| L5              | S 29°05'26" W | 70.00'   |
| L6              | N 60°54'34" W | 22.81'   |
| L7              | N 23°58'35" E | 19.32'   |
| L8              | N 33°54'27" E | 50.94'   |
| L9              | S 60°54'34" E | 20.26'   |



**LESSEE'S PREMISES**

All that tract or parcel of land lying and being in the 11th Civil District of Sullivan County, Tennessee, and being a portion of the property of Vinaya Beladoge & Rakshita H. Belagode, of record in Deed Book 2108C, Page 810, Register's Office, Sullivan County, Tennessee and being more particularly described as follows:

COMMENCE at a Concrete Monument found at the Northwest Corner of aforesaid property;  
Thence along a Chord Tie Line having a Bearing of S 22°08'43" W, a distance of 99.02 feet to the POINT OF BEGINNING;

Thence S 60°54'34" E, a distance of 70.00 feet;  
Thence S 29°05'26" W, a distance of 70.00 feet;  
Thence N 60°54'34" W, a distance of 70.00 feet;  
Thence N 29°05'26" E, a distance of 70.00 feet to the POINT OF BEGINNING.

Said Premises contains 0.11 Acres (4,900 Square Feet), more or less.

**LESSEE'S ACCESS & UTILITY EASEMENT**

All that tract or parcel of land lying and being in the 11th Civil District of Sullivan County, Tennessee, and being a portion of the property of Vinaya Beladoge & Rakshita H. Belagode, of record in Deed Book 2108C, Page 810, Register's Office, Sullivan County, Tennessee and being more particularly described as follows:

COMMENCE at a Concrete Monument found at the Northwest Corner of aforesaid property;  
Thence along a Chord Tie Line having a Bearing of S 22°08'43" W, a distance of 99.02 feet to the POINT OF BEGINNING;

Thence S 29°05'26" W, a distance of 70.00 feet;  
Thence N 60°54'34" W, a distance of 22.81 feet to a point on the Southeast Right-of-Way Line of North Eastman Road;  
Thence N 23°58'35" E, along said Right-of-Way Line, a distance of 19.32 feet;  
Thence N 33°54'27" E, leaving said Right-of-Way Line, a distance of 50.94 feet;  
Thence S 60°54'34" E, a distance of 20.26 feet to the POINT OF BEGINNING.

Said Easement contains 0.04 Acres (1,592 Square Feet), more or less.



THE LAND CONSULTANTS LLC  
5449 HIGHWAY 41  
JASPER, TN 37347  
423-304-6722

PREPARED FOR



VERIZON WIRELESS

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

**SITE SURVEY  
EASTMAN INDUSTRIAL**

MDG Id: 5000204729  
North Eastman Road, Kingsport, TN 37660  
11th Civil District  
Sullivan County, Tennessee

**DESCRIPTIONS**

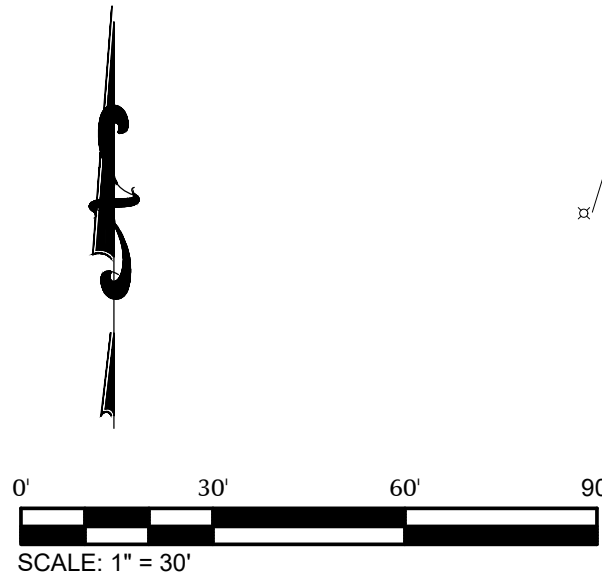
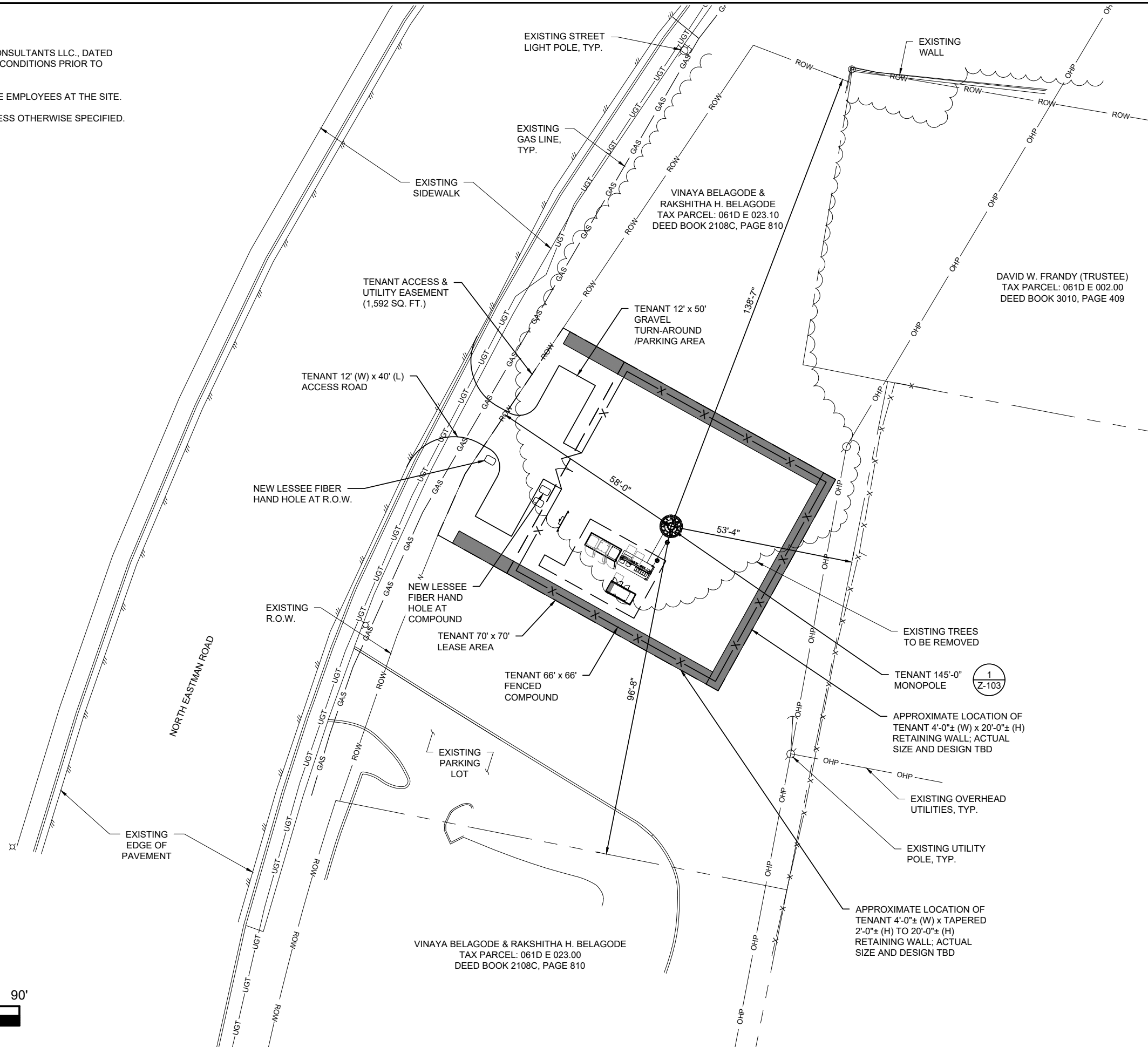
DWG#: 23253  
ISSUE #: 0  
ISSUE DATE: 10-31-2023  
SEE SHEET #1

SHEET  
**4**  
OF  
4



**NOTES:**

1. THIS DRAWING IS BASED ON A SITE SURVEY BY THE LAND CONSULTANTS LLC., DATED 10/31/2023. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE PROPOSED USE DOES NOT REQUIRE FULL OR PART TIME EMPLOYEES AT THE SITE.
3. ALL NORTH ARROWS ON SITE PLANS ARE TRUE NORTH, UNLESS OTHERWISE SPECIFIED.



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.

|            |     |
|------------|-----|
| DRAWN BY   | JTO |
| CHECKED BY | BNS |

| REVISIONS |          |     |                   |
|-----------|----------|-----|-------------------|
| #         | DATE     | BY  | DESCRIPTION       |
| A         | 11/17/23 | JTO | PRELIMINARY ISSUE |



SITE NAME  
EASTMAN INDUSTRIAL  
SITE NUMBER  
443119



SITE NAME  
EASTMAN INDUSTRIAL  
SITE NUMBER  
N/A

SITE ADDRESS  
N. EASTMAN RD.  
KINGSPORT, TN 37660  
SITE TYPE  
RAWLAND

SHEET TITLE  
OVERALL SITE LAYOUT PLAN

|                              |                      |
|------------------------------|----------------------|
| SHEET NUMBER<br><b>Z-101</b> | REVISION<br><b>A</b> |
|------------------------------|----------------------|



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|------------|-----|
| DRAWN BY   | JTO |
| CHECKED BY | BNS |

| REVISIONS |          |     |                   |
|-----------|----------|-----|-------------------|
| #         | DATE     | BY  | DESCRIPTION       |
| A         | 11/17/23 | JTO | PRELIMINARY ISSUE |



|             |                    |
|-------------|--------------------|
| SITE NAME   | EASTMAN INDUSTRIAL |
| SITE NUMBER | 443119             |

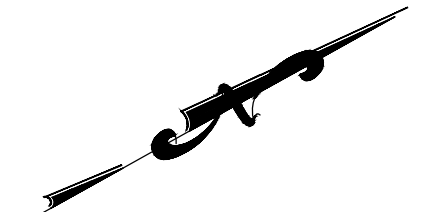
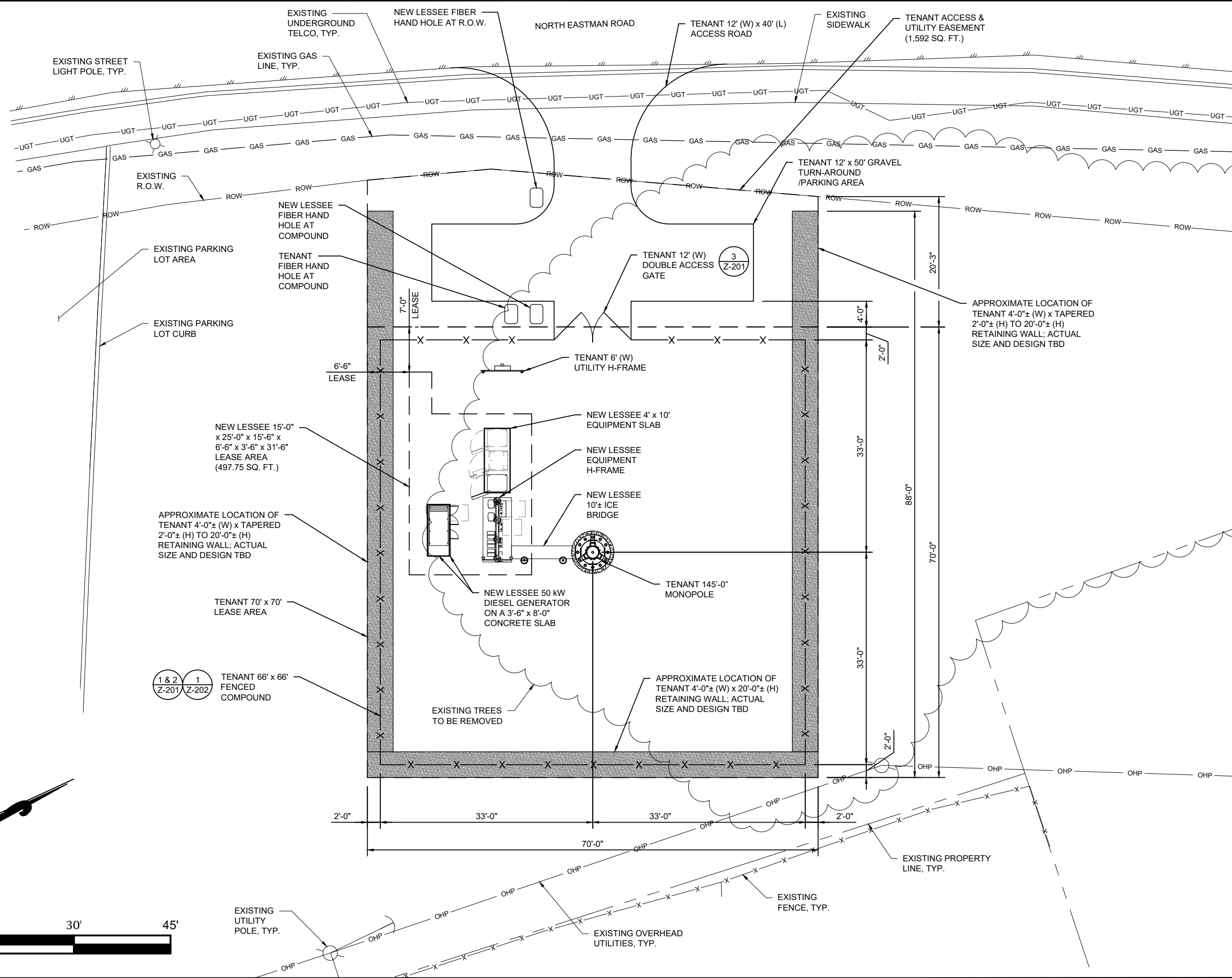


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|-------------|--------------------|
| SITE NAME   | EASTMAN INDUSTRIAL |
| SITE NUMBER | N/A                |

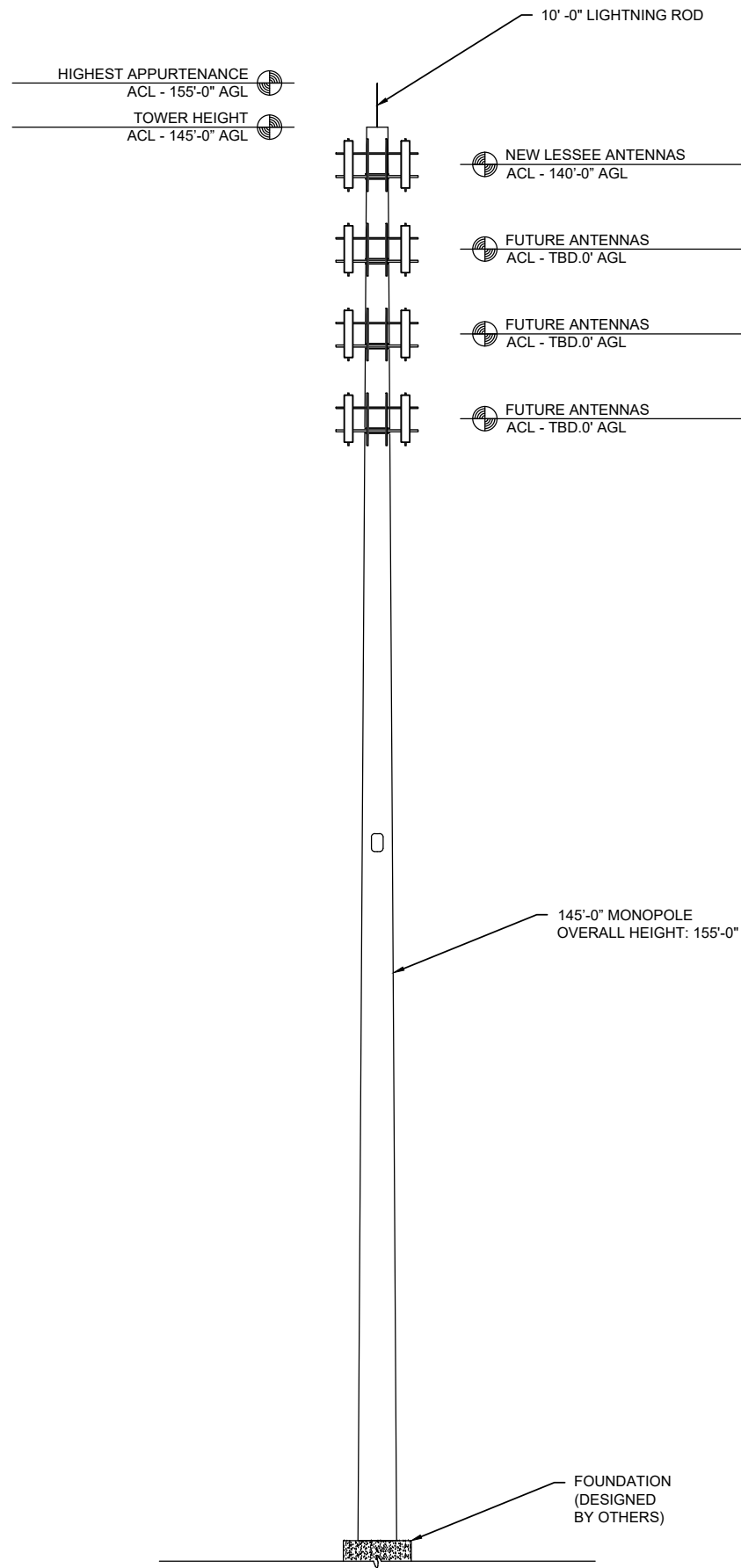
|              |                                       |
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| SITE ADDRESS | N. EASTMAN RD.<br>KINGSPORT, TN 37660 |
| SITE TYPE    | RAWLAND                               |

|             |                  |
|-------------|------------------|
| SHEET TITLE | SITE LAYOUT PLAN |
|-------------|------------------|

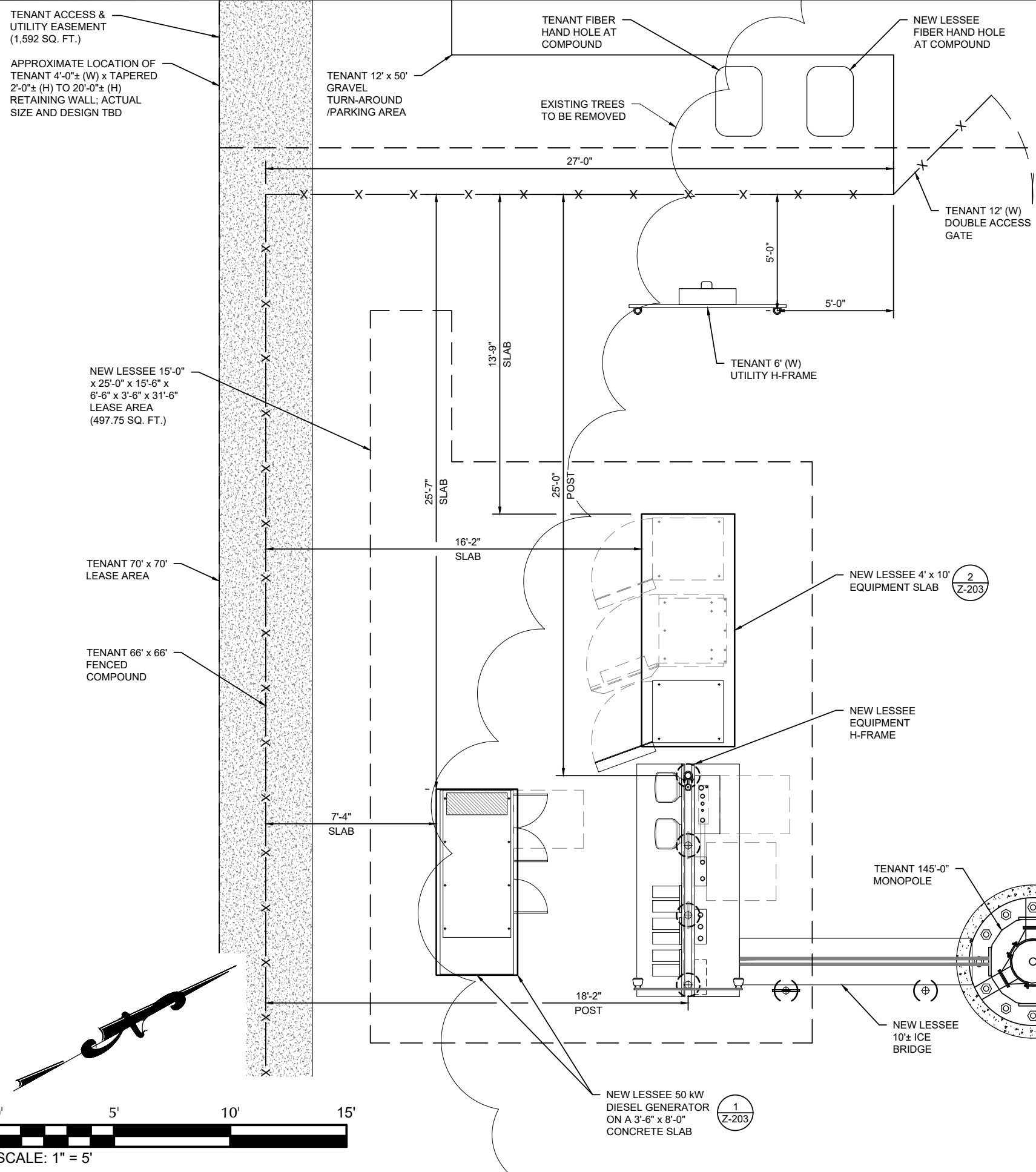
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|--------------|-------|----------|---|
| SHEET NUMBER | Z-102 | REVISION | A |
|--------------|-------|----------|---|







**TOWER ELEVATION**  
NTS



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|            |     |
|------------|-----|
| DRAWN BY   | JTO |
| CHECKED BY | BNS |

| REVISIONS |          |     |                   |
|-----------|----------|-----|-------------------|
| #         | DATE     | BY  | DESCRIPTION       |
| A         | 11/17/23 | JTO | PRELIMINARY ISSUE |



SITE NAME  
EASTMAN INDUSTRIAL

SITE NUMBER  
443119



SITE NAME  
EASTMAN INDUSTRIAL

SITE NUMBER  
N/A

SITE ADDRESS  
N. EASTMAN RD.  
KINGSPORT, TN 37660

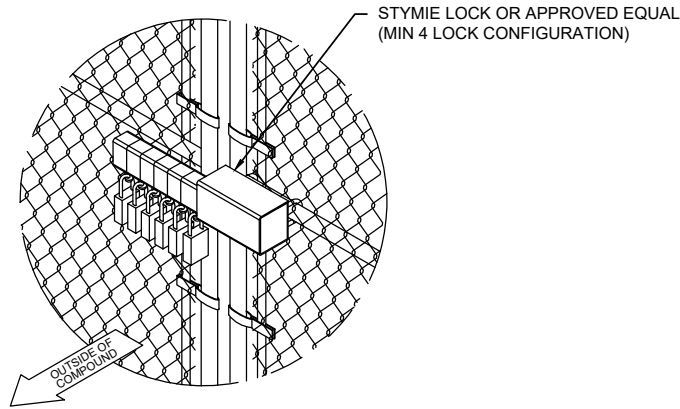
SITE TYPE  
RAWLAND

SHEET TITLE  
TOWER ELEVATION & EQUIPMENT LAYOUT PLAN

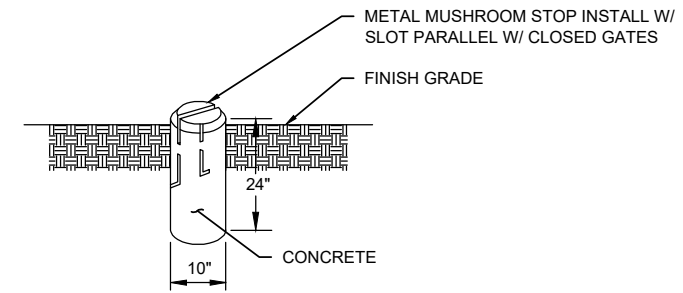
|                              |                      |
|------------------------------|----------------------|
| SHEET NUMBER<br><b>Z-103</b> | REVISION<br><b>A</b> |
|------------------------------|----------------------|

**TYPICAL WOVEN WIRE FENCING NOTES:**

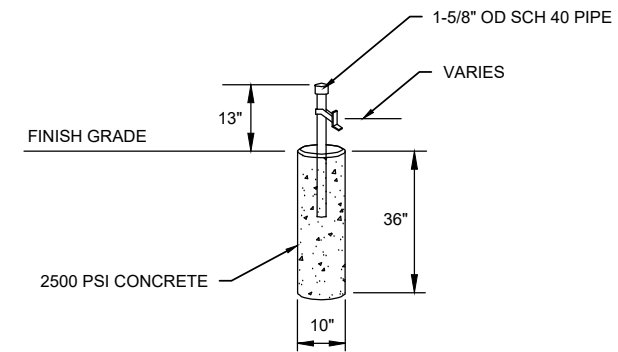
- (INSTALL FENCING PER ASTM F-567, SWING GATES PER ASTM F-900)
- GATE POST, CORNER, TERMINAL OR PULL POST SHALL BE 3"Ø SCHEDULE 40 FOR GATE WIDTHS UP THRU 7 FEET OR 14 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
  - LINE POST: 2"Ø SCHEDULE 40 PIPE PER ASTM-F1083. INSTALL EVERY 8'-0" ALONG FENCE LINE.
  - GATE FRAME: 1-1/2"Ø SCHEDULE 40 PIPE, STEEL, HOT-DIPPED ZINC COATED (GALVANIZED) WELDED STEEL PIPE PER ASTM-F1083.
  - TOP RAIL & BRACE RAIL: 1-5/8"Ø SCHEDULE 40 PIPE PER ASTM-F1083.
  - CHAIN LINK FABRIC: 9 GA. MIN. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
  - TIE WIRE: MINIMUM 11 GA. GALVANIZED STEEL INSTALL A SINGLE WRAP TIE WIRE AT POSTS AND RAILS AT MAX. 24" INTERVALS. INSTALL HOG RINGS ON TENSION WIRE AT 24" INTERVALS.
  - TENSION WIRE: 7 GA. GALVANIZED STEEL
  - GATE LATCH: 1-3/8" OD PLUNGER ROD W/ MUSHROOM TYPE CATCH AND LOCK (KEYED ALIKE FOR ALL SITES OR COMBINATION AS SPECIFIED BY OWNER)
  - HEIGHT= 6' VERTICAL DIMENSION. WORK WITH SPECIFICATION 2831.



**FENCE LOCK DETAIL**  
NTS



**MUSHROOM STOP**  
NTS



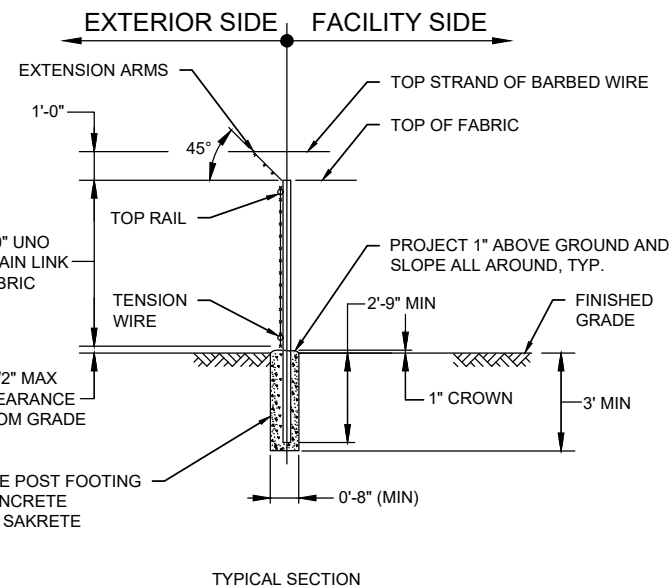
**GATE STOP DETAIL**  
NTS



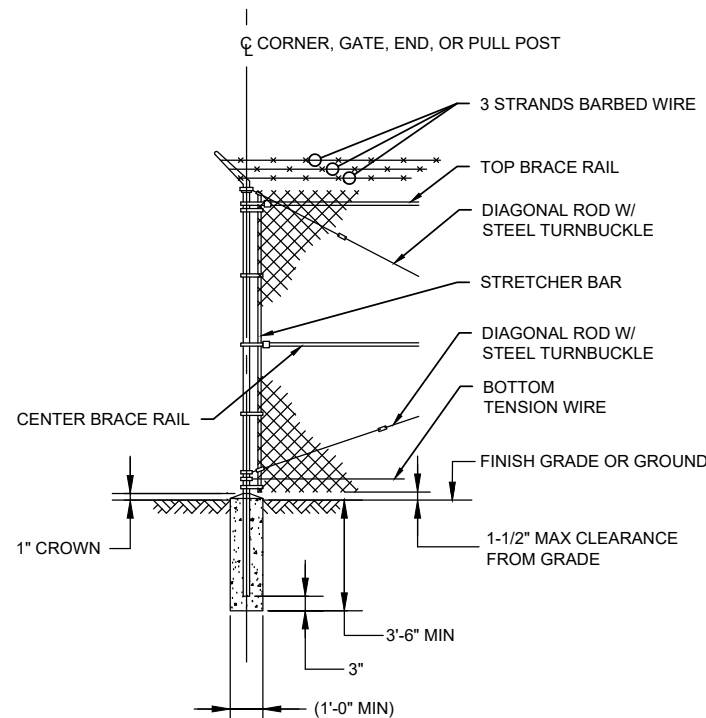
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

|            |     |
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| DRAWN BY   | JTO |
| CHECKED BY | BNS |

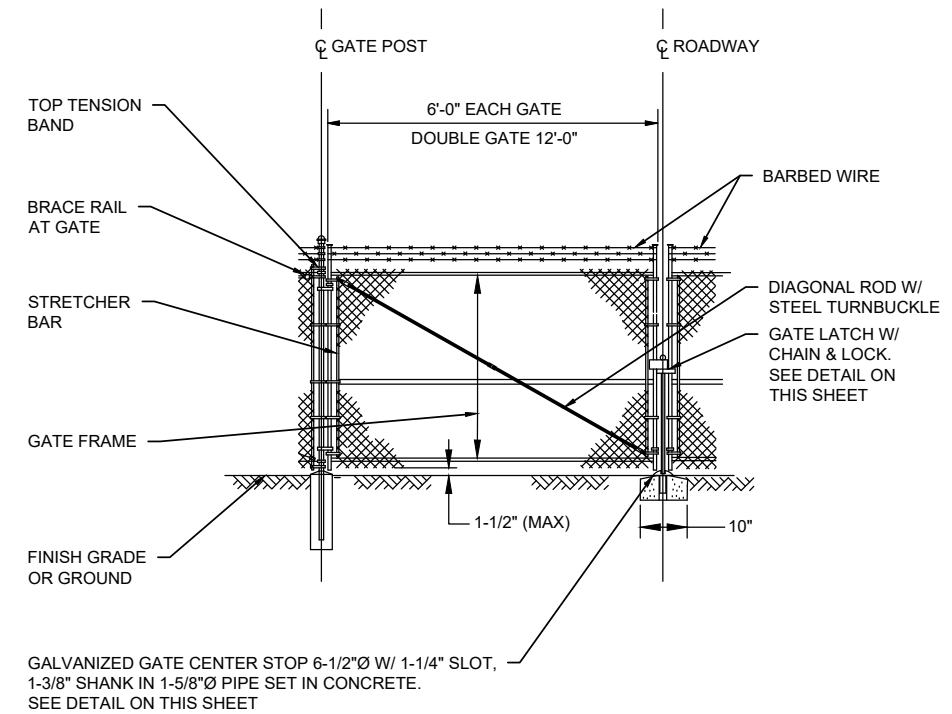
| REVISIONS |          |     |                   |
|-----------|----------|-----|-------------------|
| #         | DATE     | BY  | DESCRIPTION       |
| A         | 11/17/23 | JTO | PRELIMINARY ISSUE |



**WOVEN WIRE FENCE** ①  
NTS



**WOVEN WIRE CORNER, GATE, END OR PULL POST** ②  
NTS



**WOVEN WIRE DOUBLE GATE** ③  
NTS



SITE NAME  
EASTMAN INDUSTRIAL  
SITE NUMBER  
443119



SITE NAME  
EASTMAN INDUSTRIAL  
SITE NUMBER  
N/A

SITE ADDRESS  
N. EASTMAN RD.  
KINGSPORT, TN 37660  
SITE TYPE  
RAWLAND

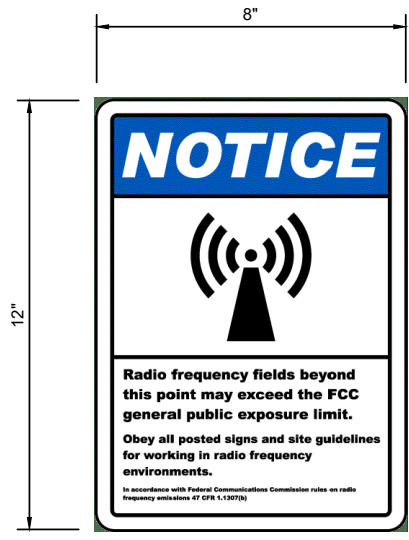
SHEET TITLE  
SITE DETAILS

|              |          |
|--------------|----------|
| SHEET NUMBER | REVISION |
| Z-201        | A        |

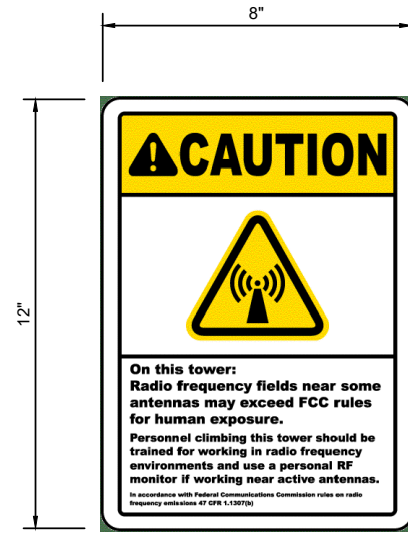




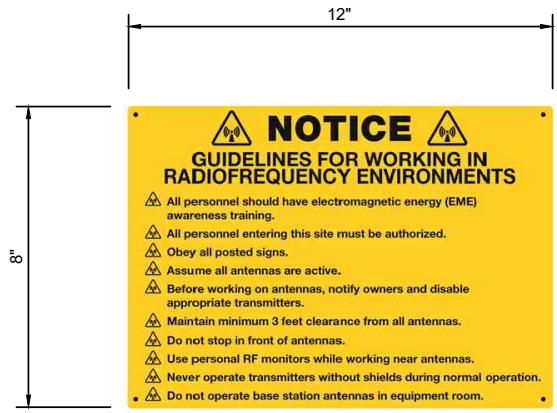
10" x 14"  
**NO TRESPASSING SIGN** ①  
 NTS



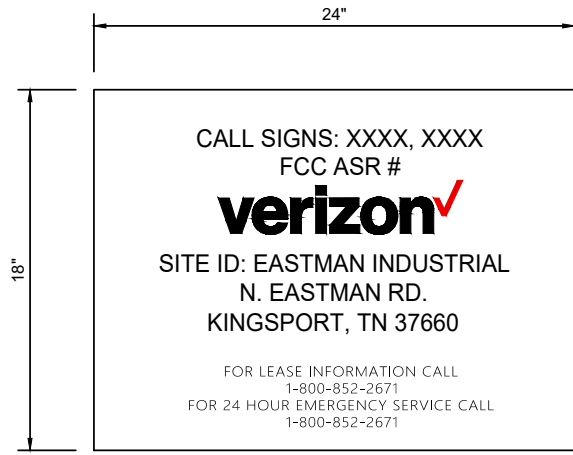
12" x 8"  
**RF GUIDELINES SIGN** ②  
 NTS



12" x 8"  
**RF GUIDELINES SIGN** ③  
 NTS



8" x 12"  
**RF GUIDELINES SIGN** ④  
 NTS

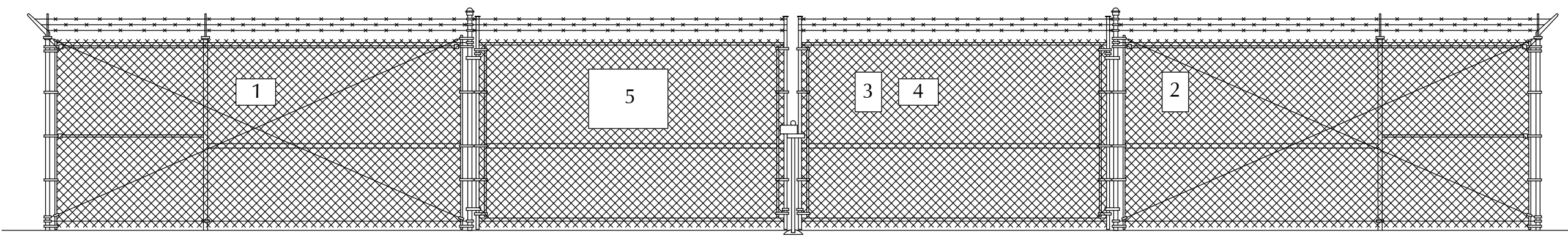
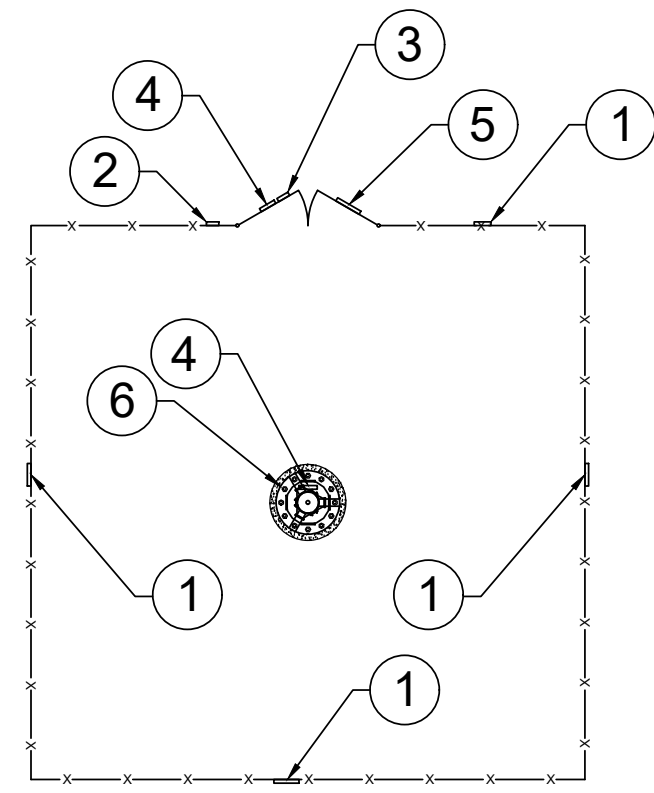


18" x 24"  
**SITE ID SIGN** ⑤  
 NTS



-WHEN REQUIRED, PLACE ON TOWER  
 -USE A DECAL ON MONOPOLE AND METAL SIGN ON SELF-SUPPORT TOWER OR GUYED TOWER  
 -LETTERS TO BE 3" MIN

**ASR #** ⑥  
 NTS



**FENCED COMPOUND DETAILS**  
 NTS



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.

|            |     |
|------------|-----|
| DRAWN BY   | JTO |
| CHECKED BY | BNS |

| REVISIONS |          |     |                   |
|-----------|----------|-----|-------------------|
| #         | DATE     | BY  | DESCRIPTION       |
| A         | 11/17/23 | JTO | PRELIMINARY ISSUE |

**FOR REFERENCE ONLY**



|             |                    |
|-------------|--------------------|
| SITE NAME   | EASTMAN INDUSTRIAL |
| SITE NUMBER | 443119             |



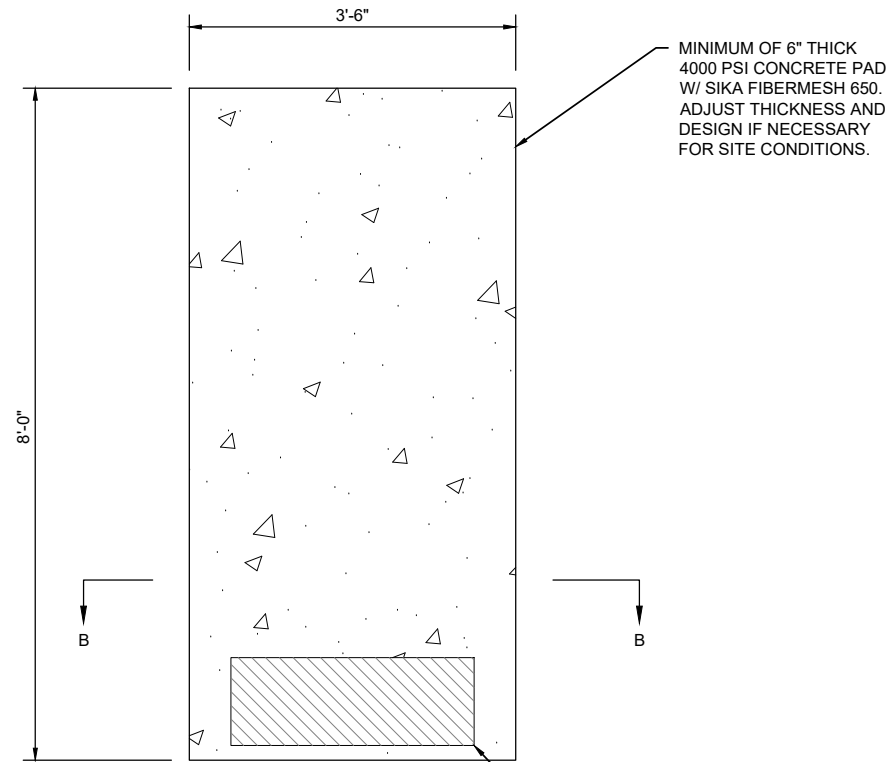
|              |                                       |
|--------------|---------------------------------------|
| SITE NAME    | EASTMAN INDUSTRIAL                    |
| SITE NUMBER  | N/A                                   |
| SITE ADDRESS | N. EASTMAN RD.<br>KINGSPORT, TN 37660 |
| SITE TYPE    | RAWLAND                               |

SHEET TITLE  
 SITE DETAILS

|              |       |          |   |
|--------------|-------|----------|---|
| SHEET NUMBER | Z-202 | REVISION | A |
|--------------|-------|----------|---|

**CONCRETE PAD NOTES:**

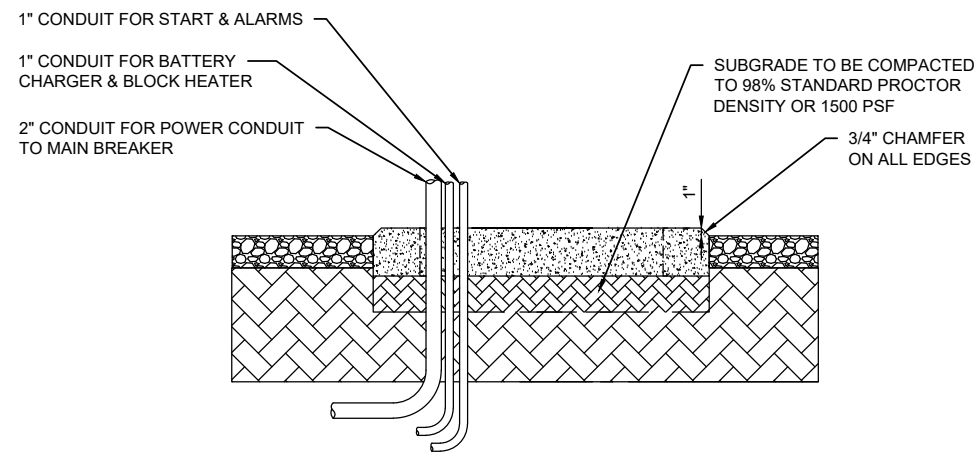
1. VERIFY GENERATOR STUB UP AREA FOR SPECIFIC MANUFACTURER/MODEL NUMBER.
2. VERIFY PAD SIZE REQUIREMENTS FOR SPECIFIC MANUFACTURER/MODEL NUMBER.
3. STUB UP CONDUITS 6" MINIMUM ABOVE GENERATOR PAD. TERMINATE WITH MALE ADAPTER AND THREADED BUSHING.
4. EMBED CONDUITS IN CONCRETE PAD.
5. ALL CONCRETE SHALL BE NORMAL WEIGHT AND CONFORM TO THE ACI 301 AND THE FOLLOWING:
  - 5.a. MINIMUM COMPRESSION STRENGTH 4,000 PSI
  - 5.b. AIR ENTRAPMENT RANGE 3% TO 6%
  - 5.c. SLUMP GREATER THAN 3", BUT NOT TO EXCEED 6"
6. CONDUITS TO BE TERMINATED WITH MALE ADAPTER AND THREADED BUSHING.



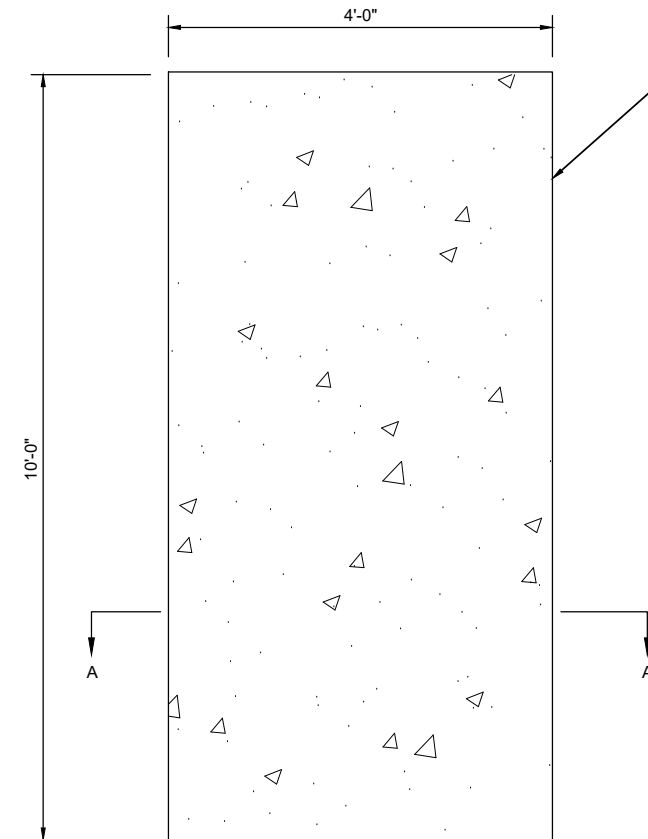
MINIMUM OF 6" THICK 4000 PSI CONCRETE PAD W/ SIKA FIBERMESH 650. ADJUST THICKNESS AND DESIGN IF NECESSARY FOR SITE CONDITIONS.

CONDUITS TO BE STUBBED UP IN THIS AREA

**GENERATOR PAD PLAN ①**  
NTS

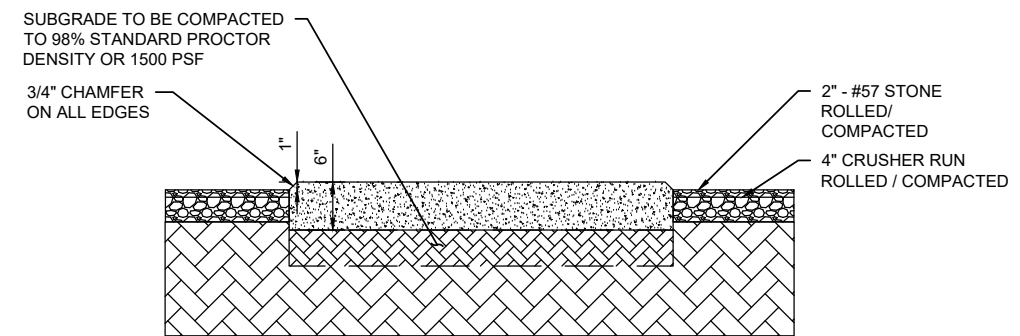


**SECTION B-B THROUGH GENERATOR PAD**  
NTS



MINIMUM OF 6" THICK 4000 PSI CONCRETE PAD W/ SIKA FIBERMESH 650. ADJUST THICKNESS AND DESIGN IF NECESSARY FOR SITE CONDITIONS.

**EQUIPMENT PAD PLAN ②**  
NTS



**SECTION A-A THROUGH EQUIPMENT PAD**  
NTS



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.

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|------------|-----|
| DRAWN BY   | JTO |
| CHECKED BY | BNS |

| REVISIONS |          |     |                   |
|-----------|----------|-----|-------------------|
| #         | DATE     | BY  | DESCRIPTION       |
| A         | 11/17/23 | JTO | PRELIMINARY ISSUE |



|             |                    |
|-------------|--------------------|
| SITE NAME   | EASTMAN INDUSTRIAL |
| SITE NUMBER | 443119             |



|             |                    |
|-------------|--------------------|
| SITE NAME   | EASTMAN INDUSTRIAL |
| SITE NUMBER | N/A                |

|              |                                       |
|--------------|---------------------------------------|
| SITE ADDRESS | N. EASTMAN RD.<br>KINGSPORT, TN 37660 |
| SITE TYPE    | RAWLAND                               |

|             |              |
|-------------|--------------|
| SHEET TITLE | SITE DETAILS |
|-------------|--------------|

|              |       |          |   |
|--------------|-------|----------|---|
| SHEET NUMBER | Z-203 | REVISION | A |
|--------------|-------|----------|---|



# ORDINANCE COMPLIANCE STATEMENT AND NARRATIVE – April 11, 2024

Application: **Special Exception Permit**

Verizon Site Name: **Eastman Industrial**

**Project Description:** R. G. Williams Company, Inc. proposes to install a 150' tower for use by Verizon Wireless on a parcel of land recently re-zoned to P-1 – Parcel 061D E 023.10

**Property Owner:** Belagode



## NARRATIVE

Verizon Wireless needs to increase the capacity and coverage in this area because of the high volume of calls and data required nearby – namely for the high school, elementary school and surrounding commercial areas – and especially needs to increase the service inside buildings in this area. That is why a new tower is proposed in this area. This site was chosen as the best spot for a new tower that would solve the coverage and capacity problem.

## ORDINANCE COMPLIANCE STATEMENT

Verizon Wireless offers this Ordinance Compliance Statement in support of its application pursuant to Chapter 114 of the Kingsport TN code of ordinances.

Please note that this property was recently re-zoned to P-1. This re-zoning was completed in March 2024. Documentation of this re-zoning is available.

Towers are allowed to be constructed on property zoned P-1 as long as this board approves the project.

### **Sec. 114-191. P-1, Professional Offices District.**

- (a) *Principal uses.* Principal uses permitted in the P-1, Professional Offices District are as follows:
  - (1) Offices for business, professional, governmental, civic, insurance or other groups.
  - (2) Credit agencies, brokers, travel agencies, computer or data processing centers, real estate offices, finance, photography studios, law offices.
- (b) *Accessory uses.* Accessory uses which are accessory, incidental and subordinate to principal uses are permitted in the P-1 district as follows: incidental retail or service uses intended primarily for building tenants, employees or patrons.
- (c) *Special exceptions.* Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the P-1 district as follows:
  - (1) Offices of veterinarians, animal hospitals.
  - (2) Hospitals, rest or convalescent homes.
  - (3) Group homes.
  - (4) Communication facilities.

**This ordinance provision is met if the board approves this Special Exception. The property was recently re-zoned to P-1 in March 2024.**

### **Sec. 114-67. Powers.**

- (a) *Generally.* The board of zoning appeals shall have the following powers:
  - (1) *Administrative review.* To hear and decide appeals where it is alleged by the appellant that there is error in any order, requirement, permit, decision or refusal made by the zoning administrator, building official or other administrative official in carrying out or enforcing any section of this chapter and for interpretation of the zoning map and text.
  - (2) *Conditional uses or special exceptions.* To hear and decide applications for conditional uses or special exceptions as specified in this chapter and for decisions on any special questions upon which the board of zoning appeals is specially authorized to pass by this chapter.

**Under Section 114-67 – the Board of Zoning Appeals is granted the power to hear special exception cases, this application is for a special exception.**



**Sec. 114-144. Communication facilities.**

- (a) *Scope.* The communication towers for mobile telephone services and other radio and television information services, which provide for the needs of the citizens of the city, will be subject to the standards of this section to minimize adverse visual and operational effects of towers through careful design, siting, and screening; to avoid potential damage to adjacent properties from tower failure and falling ice through engineering and careful siting of towers; and to maximize use of any new communication tower and existing structures to reduce the number of towers needed.

**Communication facilities contain special rules and regulations pursuant to Section 114-144 of the code of ordinances. The applicant states that this proposed project meets all of the criteria for granting a Special Exception approval under the ordinance.**

- (b) *Building permit.* The application for a building permit for a communication facility shall include the following:
  - (1) A report prepared by a professional engineer licensed by the state describing the height and design of the tower; that demonstrates the tower's compliance with applicable structural standards, building codes, electrical codes and fire codes; and that describes the tower's capacity, including the number and type of antennas it can accommodate. For an antenna mounted on an existing structure, the report shall indicate the existing structure's suitability to accept the antenna and the proposed method of affixing the antenna to the structure. Complete details of all fixtures and couplings and the precise point of attachment shall be indicated.

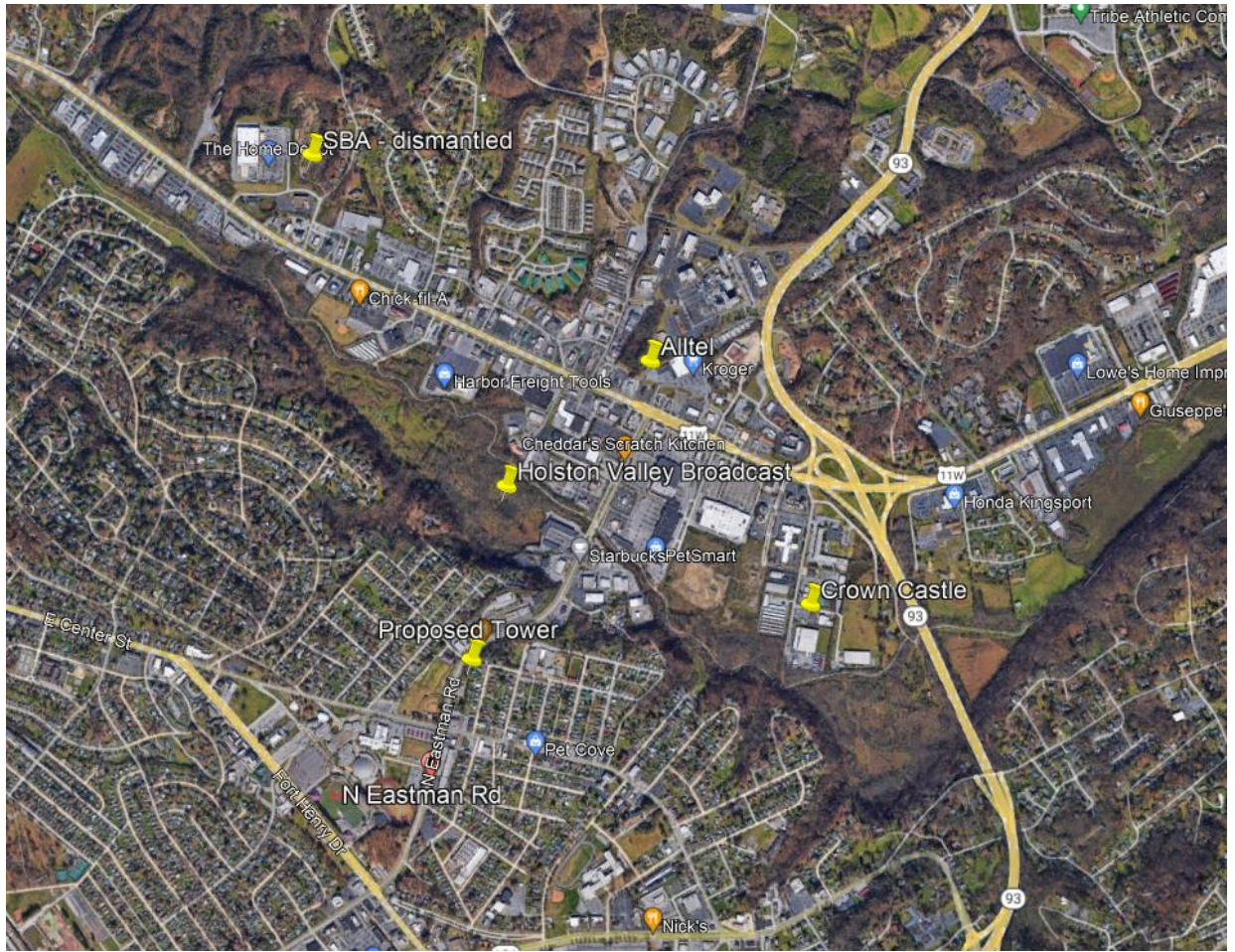
**The structural letter required by this section is included with the application package. It states that the tower is designed for three total carriers to attach antennae.**

- (2) An adequate report inventorying existing towers and antenna sites within a reasonable distance from the proposed site, outlining the opportunities for shared use as an alternative to the proposed use. The applicant must demonstrate that the proposed tower or antenna cannot be accommodated on an existing approved tower or facility due to one or more of the following reasons:

**According to FCC data – there are only 4 towers within 2km of the proposed site – with one of them showing as dismantled.**

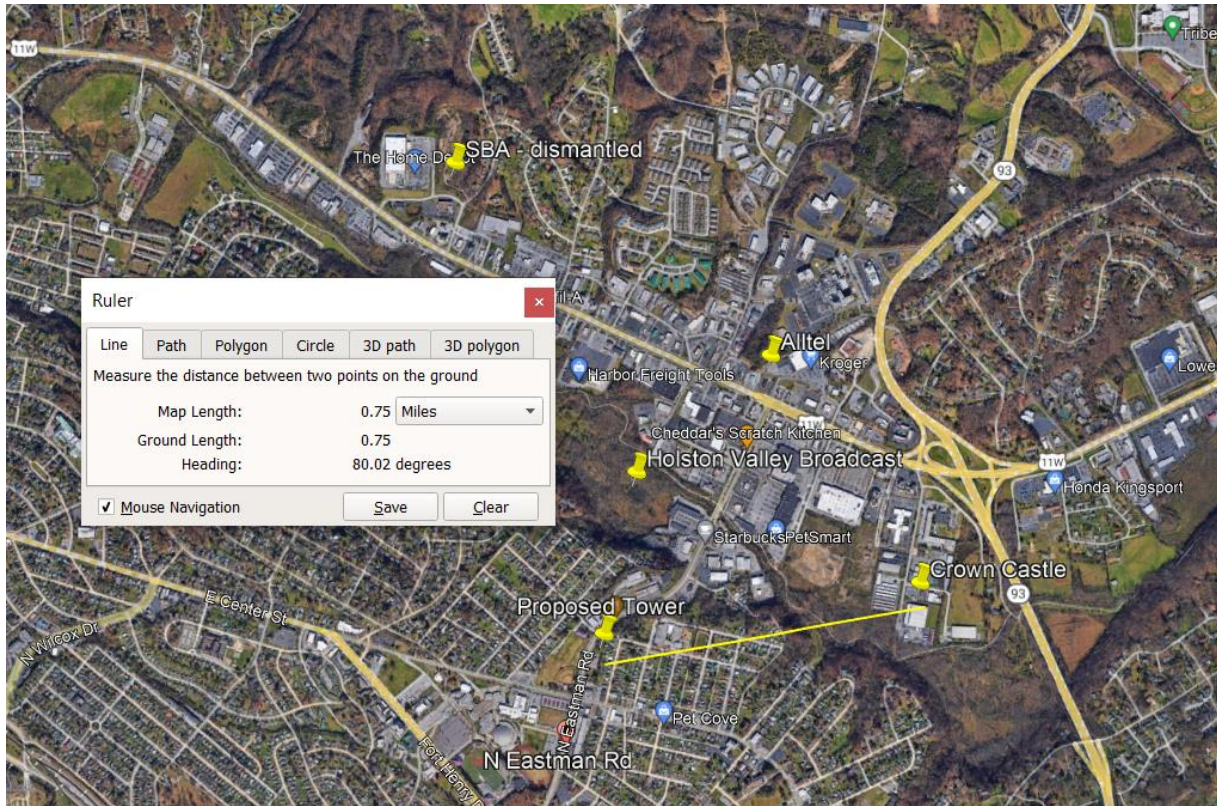
| Registration Number | Status      | File Number | Owner Name                              | Latitude/Longitude          | Structure City/State | Overall Height Above Ground (AGL) |
|---------------------|-------------|-------------|---|-----------------------------|----------------------|-----------------------------------|
| 1048921             | Constructed | A0057440    | HOLSTON VALLEY BROADCASTING CORPORATION | 36-32-40.0N<br>082-31-22.0W | KINGSPORT, TN        | 110.0                             |
| 1200025             | Constructed | A1018273    | Crown Communications LLC                | 36-32-26.8N<br>082-30-39.8W | Rodgersville, TN     | 54.6                              |
| 1224441             | Constructed | A1127651    | Altel Corporation                       | 36-32-53.9N<br>082-31-02.0W | Kingsport, TN        | 50.2                              |
| 1245014             | Dismantled  | A0939642    | SBA Towers II LLC                       | 36-33-16.8N<br>082-31-48.8W | Kingsport, TN        | 60.7                              |

**These towers are mapped below.**



- **Note that the closest tower (Holston Valley Broadcast) is an AM radio tower and these are not generally available for collocation by cellular telephone providers.**
- **The SBA tower has been dismantled.**
- **The Crown Castle Tower is located approximately .75 miles E / NE of the subject site.**
- **The Alltel tower now controlled by Verizon Wireless, who is an active user of that tower.**





**This map shows the distance between the proposed tower and the Crown Castle tower, which is located adjacent to 2016 American Way, Kingsport TN (Rogers Foam).**

**Verizon Wireless is not using the Crown tower because it would not be effective to provide the capacity in the location where it is needed.**

**RF capacity plots are included with this package, along with a letter from the RF engineer in charge of this project. You'll see the capacity plots broken down by sector, with each color representing a different sector. The Crown tower is in the green sector. Adding this Crown location instead of the proposed tower would not be effective to increase the capacity where it is needed; instead it would offload portions of the green sector that are working properly and possibly interfere with the operations of the existing site north of 11W – the Alltel / Verizon tower shown above.**

**You'll see which sectors need to be offloaded with the capacity plots shown below. The “post” plot shows just how narrowly focused this tower needs to be in order to offload the overburdened sectors properly.**

Pre



Post





**In addition to these commercial towers, tall light poles exist near the subject site as well.**



**These light poles cannot support the loading required to safely house a commercial telecommunications antenna array. The park is city owned and the City charter appears to prevent leases for City property that is not demarcated as abandoned.**

- a. Unwillingness of the owner to entertain a cellular telephone facility proposal.
- b. The equipment would exceed the structural capacity of the existing approved tower and facilities.
- c. The planned equipment would cause radio frequency interference with other existing or planned equipment, which cannot be reasonably prevented.
- d. Existing or approved towers or facilities do not have space on which proposed equipment can be placed so it can function effectively and reasonably.
- e. Other reasons make it impractical to place the equipment proposed by the applicant on existing and approved towers or facilities.

**In this particular case, you can see that there was no other option to enhance the service in this area other than this new tower. Other possible options were already developed such that a tower could not be accommodated. The figure below highlights the engineering challenge that this site presented.**

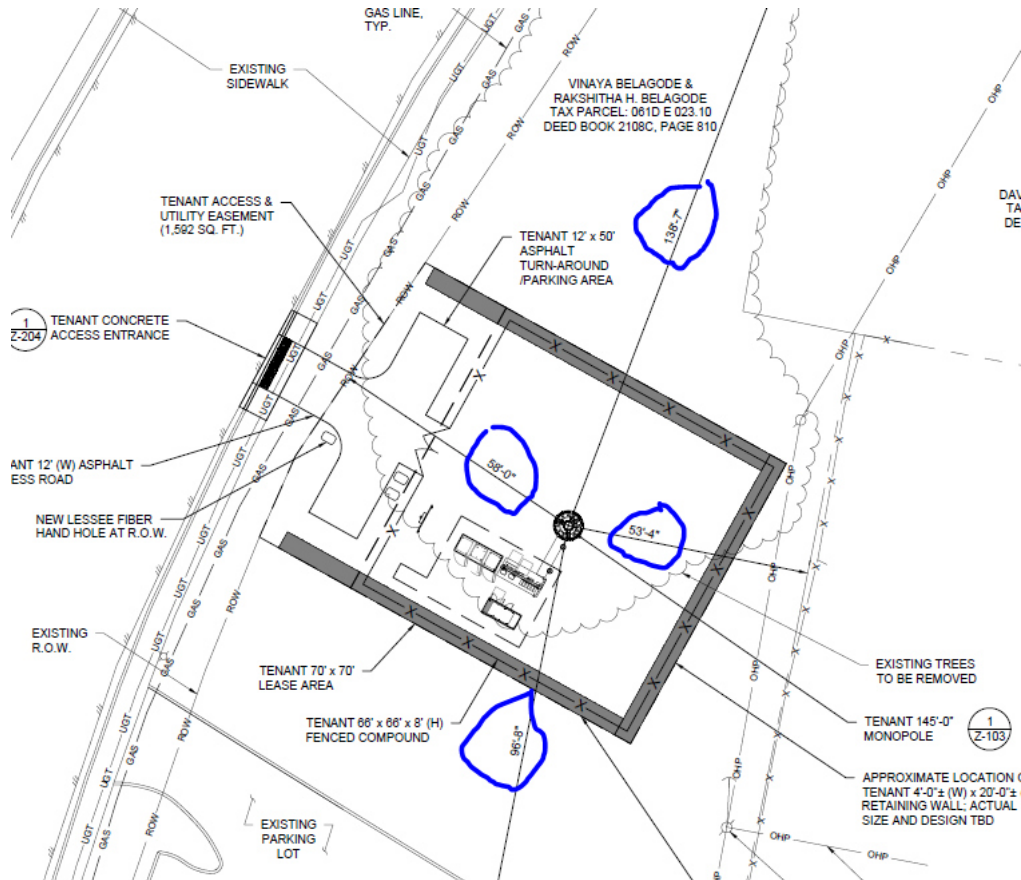




**We've included capacity plots and a letter from the RF engineer in charge of this project explaining the need for a site in this particular area.**

- (c) *Site plan.* A site plan shall be approved by the zoning administrator prior to issuing a permit. The following standards shall be used in the design of the facilities:
  - (1) *Setback.* The minimum setback shall be 20 percent of tower height or equal to the existing zoning district, whichever is greater. Where appropriate, the requirements of the flood district, Historic District Overlay and Gateway District Overlay also apply. Setback shall be measured from the base of the tower, or guy-wire supports for lattice towers, to the property line. Ground structures shall not be located within required setbacks.

**The site plan is included with the application package and the setback here is met.**



The required setback is 20% of the tower height, which equals  $145 \times .2 = 29'$ . The setbacks here are 138' to the N, 96' to the S, 56' to the W and 53' to the E. The underlying setbacks of the P-1 district are less than these. The setback provision is met.

- (2) *Landscaping and screening.* The visual impacts of a communication facility shall be mitigated from nearby viewers by an evergreen screen located outside the fence. This screen may consist of evergreen trees, having a minimum height of six feet at planting and a minimum height of 15 feet at maturity, or a continuous hedge with a three-foot height at planting and a six-foot height at maturity. Sites may be exempted from the landscaped area requirement, provided that the zoning administrator finds the vegetation or the topography of the site provides a natural buffer.

The landscaping proposed is found on the plans and meets this ordinance specification.

- (3) *Fencing.* A chain link fence or solid wall not less than eight feet in height from the finished grade shall be provided around each communication facility. Access to the facility shall be through a locked gate.
- (4) *Lighting.* The facility shall not be artificially lighted except to ensure human safety or as required by the Federal Aviation Administration. All lighting shall be oriented inward so as not to project onto surrounding property.
- (5) *Radiation standards.* All proposed communication facilities shall comply with current standards of the Federal Communication Commission or the American National Standards Institute for nonionizing electromagnetic radiation (NIER) and electromagnetic fields (EMF). Each request for a building permit shall be accompanied by certified documentation or a statement from a registered engineer or other professional indicating compliance with these standards.

**The proposal meets the fence standard as seen on the plans. There are no lights proposed and all governmental exposure guidelines are strictly followed. These ordinance provisions are met.**

- (6) *Aircraft hazard.* Communication facilities shall not encroach into or through any established public or private airport approach path as established by the Federal Aviation Administration.
- (7) *Equipment storage.* Mobile or immobile equipment not used in direct support of a tower facility shall not be stored or parked on the site unless repairs are being made.
- (8) *Removal of obsolete or unused facilities.* All obsolete or unused communication tower facilities shall be removed by the property owner within 12 months of cessation of use. The applicant shall submit an executed removal agreement to ensure compliance with this subsection.
- (9) *Signs and advertising.* The use of any portion of a tower for signs or advertising purposes, including banners, streamers, etc., is prohibited. Warning signs or identification signs will be permitted.
- (10) *Maintenance.* Adequate inspection and maintenance shall be performed to ensure the structural integrity of the facility and prevent deleterious conditions occurring on the site.

**There are no established airport approaches near the site; no on-site equipment storage (other than what is in use for the antennas) is proposed. The sign specifications are included and only pertain to the required signage. Further, RG Williams pledges superior maintenance for structural integrity and is aware of the removal provision. This tower is being constructed for the immediate use of Verizon Wireless.**

- (11) *Access and parking.* All access roads and parking areas for facilities adjacent to platted subdivisions or developed areas shall be paved as required by this chapter. These requirements may be waived for rural or undeveloped areas.
- (12) *Changes to facilities.* Any changes to antennas, reception or transmitting devices shall require review in the same manner as the existing facility was originally approved.

**You'll note that there is a driveway and parking spot proposed. After construction we anticipate the facility will be visited by a technician approximately one to two times per month in a standard van type vehicle. No impacts to traffic are anticipated. Other than replacing obsolete or broken equipment, both RG Williams and Verizon Wireless are aware of the ordinance provision regarding changes to the site.**



## Special Exception Questions and Applicant Responses

In addition to the general ordinance requirements discussed above, additional responses are required for an approval of a Special Exception. In this case, the Applicant states as follows:

1. What is the use, activities, hours of operation, numbers of anticipated customers and daily vehicles?

The use here is for wireless communications and the facility will be operating at all times but is unmanned. The anticipated daily vehicles are one to two vehicles per month per carrier. The Applicant states that this does not present a negative impact on traffic or the surrounding properties.

2. Are there accessible safe streets for anticipated traffic and adequate parking facilities on site?

The Applicant would answer this in the affirmative. Since the traffic use is so minor, the parking proposed for the facility is adequate to handle the flow of one to two vehicles per month.

3. Does the use and additions if any, fit with the neighborhood architecture aesthetics?

The Applicant would answer this in the affirmative. We understand that there are concerned neighbors located to the south of the project in a residential area. However, as you can see from this google earth street view image, the existing light poles are already seen from the residences. This tower would add one additional pole to their viewshed. We submit that this additional pole would present the least intrusive impact on the viewshed from C street.

The figure below presents a google earth street view on C street facing towards the tower site looking W.



4. Will the use generate excessive noise, traffic, dust, etc.?

The Applicant would answer this in the negative. The tower does not generate much traffic, if any, no dust is produced and no noise is produced except when the emergency backup generator is exercised, which is for approximately 1 hour per month, similar to a commercial lawn mower.

5. Is there proper fencing and screening to shield proposed use from existing neighborhood?

The Applicant would answer this question in the affirmative. The base of the site is screened pursuant to the ordinance relating to communication facilities and the landscape plan meets the ordinance criteria. We do admit that the tower itself would be visible but a monopole design is one of the least obtrusive designs for communications facilities.

6. Are there any undesirable effects upon the neighborhood's physical or environmental conditions or any adverse impacts on the health, safety and welfare of the surrounding area?

No undesirable effects upon the physical or environmental conditions are anticipated. The Applicant would answer this question in the negative.

## Conclusion

R. G. Williams Company, Inc. and Verizon Wireless are asking this board to approve the Special Exception application and allow this tower project to move forward. The project meets or exceeds each ordinance provisions.

Dated: April 11, 2024

/s/ Benjamin S. Herrick  
Benjamin S. Herrick, Faulk & Foster Real  
Estate, Inc. on behalf of Verizon Wireless