

▶ **FILE #:** 9-P-06-UR

AGENDA ITEM #: 99

AGENDA DATE: 9/14/2006

▶ **APPLICANT:** VERIZON WIRELESS TENNESSEE PARTNERSHIP, D/B/A VERIZON WIRELESS

OWNER(S): VERIZON WIRELESS TENNESSEE PARTNERSHIP, D/B/A VERIZON WIRELESS

TAX ID NUMBER: 107 E L 013

JURISDICTION: City Council District 6

▶ **LOCATION:** Southeast side of Sutherland Ave., northwest side of Vandeventer Ave.

▶ **APPX. SIZE OF TRACT:** 22500 square feet

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Vandeventer Ave., a local street with a 60' right of way and a 15' pavement width.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

▶ **ZONING:** I-2 (Restricted Manufacturing and Warehousing)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** 90' monopole telecommunications tower

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Warehouse & Supply Store / I-2 (Restricted Manufacturing & Warehousing)

South: Apartments / O-1 (Office, Medical & Related Services) & I-2 (Restricted Manufacturing & Warehousing)

East: Vacant Building / I-2 (Restricted Manufacturing & Warehousing)

West: Vacant / I-2 (Restricted Manufacturing & Warehousing)

NEIGHBORHOOD CONTEXT: This site is part of an older residential neighborhood that has been zoned I-2 for some years and has redeveloped with light industrial, retail, and service uses.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a 90' monopole telecommunications tower in the I-2 zoning district, subject to the following 6 conditions:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
4. Installing an 8' wooden privacy fence around the tower and equipment area within six months of the tower becoming operational.
5. Receiving a variance from the Knoxville Board of Zoning Appeals to allow an 8' tall opaque fence in the

required front yard or adjusting the fence so that it does not encroach into the required 25' front yard setback.
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.

COMMENTS:

This is a request for a new 90' monopole telecommunications tower to be located within a 3,000 square foot lease area located south of Sutherland Avenue, along Vandeventer Avenue. The proposed tower will be located behind an existing industrial site. The subject property is zoned I-2 (Restricted Manufacturing and Warehousing District), and telecommunication towers are considered as a use on review in this district.

According to the Knoxville-Knox County Wireless Communications Facility Plan, industrial zones are considered "Opportunity Areas" for telecommunication towers. However, the proposed site is adjacent to a multi-unit residential development that is zoned O-1. Since the proposed site is located within 500' of a residence it is also considered a "Sensitive Area". Due to the height of the proposed tower, (90') and the fact that the subject property is zoned I-2, the Facility Plan identifies this as an acceptable site for a telecommunication tower. The required front yard setback in the I-2 zoning district is 25 feet. The current proposal provides for a 110' setback between the tower and the neighboring O-1 property line.

In order to reduce the visual impact on nearby residences, the proposed tower and equipment area will be surrounded by an 8' high opaque (wooden) security fence. Since the fence is proposed to be constructed in the required front yard (25'), the applicant will be required to receive a variance from the Knoxville Board of Zoning Appeals to allow a fence with a height greater than 42" to be constructed in the required front yard. Staff has agreed that the applicant can also decide to move the fence out of the required 25' front yard setback. If the fence does not encroach into the required front yard, a variance will not be required in order to install the 8' tall wooden fence.

The tower is designed so it will collapse upon itself in case of a natural disaster or other failure. FAA does not require any lighting for the tower. The tower will support up to two telecommunication carrier antenna arrays. Verizon Wireless will be the principal client for the tower.

According to the applicant there are no existing or acceptable structures within this area along Sutherland Avenue. The proposed site is to relieve capacity of existing or nearby sites. Co-location is not an option. No other structure exists within the area needed to provide coverage (see the attached letter from Sam Gehri).

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 90' tower is technically justified by the materials submitted by the applicant.

An agreement has been submitted stating that Verizon Wireless Tennessee Partnership agrees to make all of its facilities available to other wireless providers (see attached letter from Tracy Wooden).

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 all utilities are in place to serve this development.
2. The tower, being located adjacent to residential uses, is required to be screened. The applicant has agreed to install an 8' tall wooden privacy fence around the perimeter of the lease area in lieu of landscaping. The Knoxville Code Administrator has agreed that this would be a legitimate substitution. The opaque fence will help to reduce the impact of the proposed tower on existing residential property.

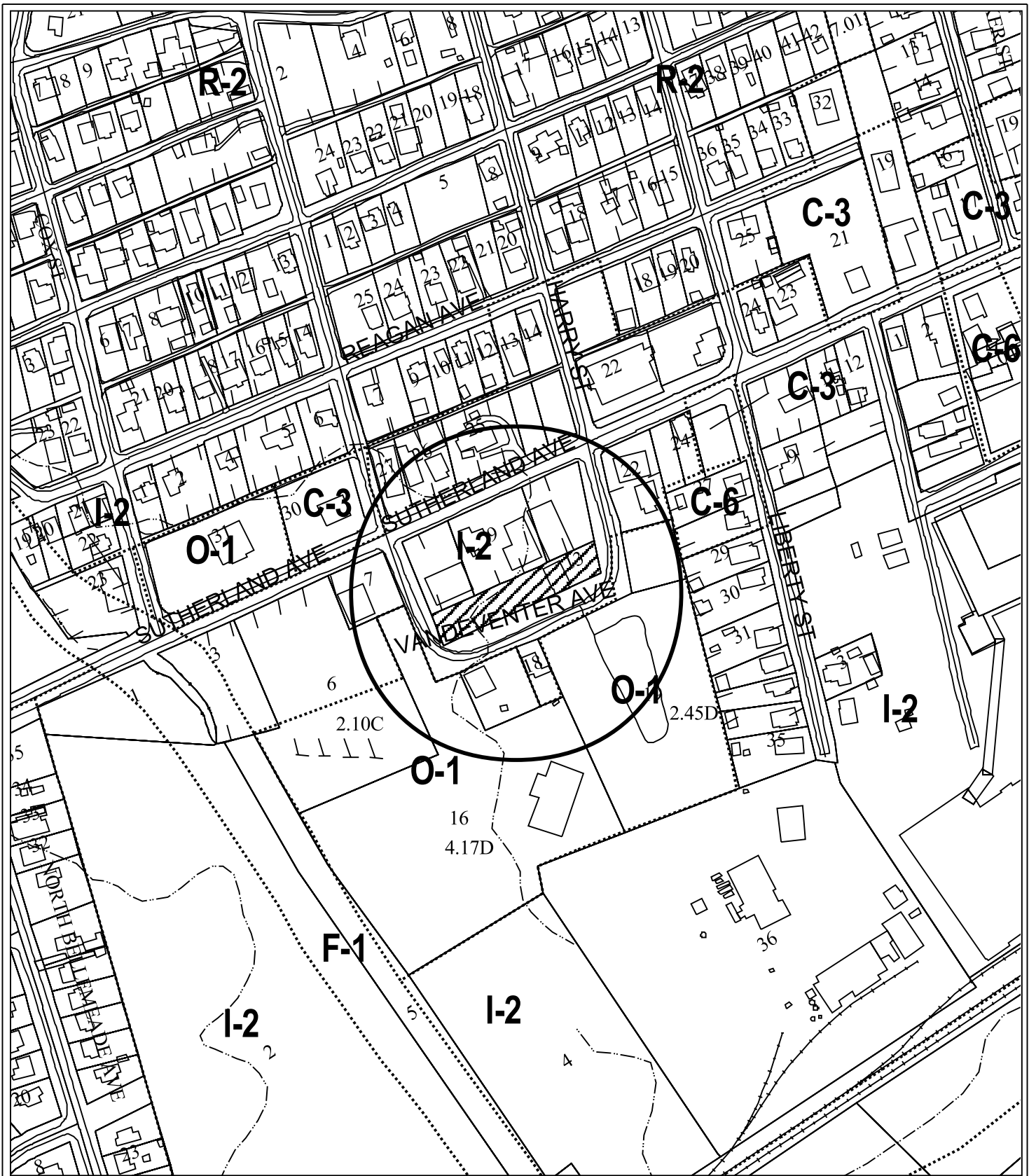
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed commercial telecommunications tower at this location meets the standards required in the I-2 zoning district.
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 and One Year Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. By requiring the wooden privacy fence, 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 PLANS

1. The Central City Sector Plan identifies this property as being Mixed Use, Light Industrial, and General Commercial. The proposed development is consistent with this land designation.
2. The Wireless Communications Facility Plan identifies the proposed 90' monopole as a "moderate" monopole. Under the guidelines for Tower Placement section of the Facility Plan, the proposed tower falls within the "Sensitive Area" category. Under the "Sensitive Area" category, the Plan takes a neutral position on moderate monopoles located nearby residential areas (see attached matrix). As previously stated, the tower will be setback 110' from any residential property.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



9-P-06-UR
 USE ON REVIEW

 90' monopole telecommunications tower
 in I-2 (Restricted Manufacturing and Warehousing)

Original Print Date: 08/23/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Verizon Wireless Tennessee
 Partnership,
 d/b/a Verizon Wireless

Map No: 107

Jurisdiction: City



VERIZON WIRELESS TENNESSEE PARTNERSHIP

(HEREIN AFTER REFERRED TO AS "LESSEE")

SITE NAME: SHOOTER
BEHIND 3042 SUTHERLAND AVE
KNOXVILLE, TN 37919

ZONING DRAWING INDEX

- 01 TITLE SHEET
- 1 of 1 SURVEY
- 03 OVERALL SITE LAYOUT PLAN
- 04 SITE LAYOUT PLAN
- 05 TOWER ELEVATION & FENCE DETAILS

SITE INFORMATION

SYSTEM EAST TN
SYSTEM ID: (TBD)

PROPERTY OWNER

W. BOYO LOMAS
5801 GLEN COVE DRIVE
KNOXVILLE, TN 37919
CONTACT: W. BOYO LOMAS
PHONE: (865) 525-1234

911 SITE ADDRESS

(TBD)

NEARBY PHONE #:

(865) 525-1234

POWER COMPANY:

KNOXVILLE UTILITIES BOARD
PHONE: (865) 524-2511

TELEPHONE COMPANY

BELLSOUTH
PHONE: (865) 620-6000

POLICE DEPARTMENT

CITY OF KNOXVILLE POLICE DEPT.
PHONE: (865) 215-6800

FIRE DEPARTMENT

CITY OF KNOXVILLE FIRE DEPT.
PHONE: (865) 215-7915

APPLICANT ADDRESS

VERIZON WIRELESS TENNESSEE PARTNERSHIP
3042 SUTHERLAND AVE, SUITE 1100
KNOXVILLE, TN 37919

CONTACT: RICK CALHOUN

PHONE: (615) 948-9338

PROJECT ENGINEER

EXCELL COMMUNICATIONS, INC.
6247 AMBER HILLS ROAD
BIRMINGHAM, AL 35173

CONTACT: BRIAN SANDERS

PHONE: (205) 955-0198 EXT. 211

PROJECT MANAGER

JIM GRUBBS
(865) 330-3722

RADIO ENGINEER

BRUCE PUPFAL
(615) 386-5507

CONSTRUCTION ENGINEER

RICK CALHOUN
(615) 386-5029

EQUIPMENT ENGINEER

DUANE O'HARR
(615) 386-5063

FACILITIES ENGINEER

JODDY PROFFITT
(615) 386-5190

TRAFFIC ENGINEER

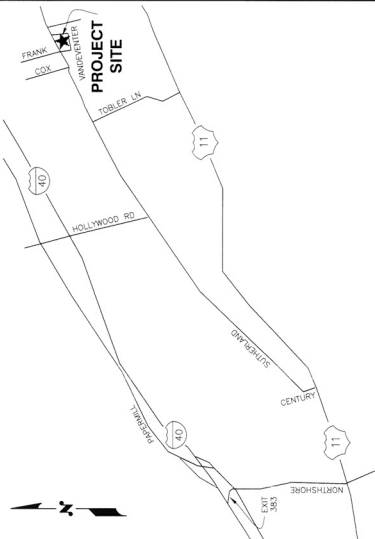
TOM MADEAU
(615) 386-5041

PERFORMANCE ENGINEER

SEAN BRUCKELL
(865) 903-1006

OPERATIONS MANAGER

STEWART TERRY
(865) 903-1005



DIRECTIONS: FROM NASHVILLE TRAVEL EAST ON I-40 TOWARD KNOXVILLE TO EXIT #883 (PAPER MILL) AND EXIT TO THE RIGHT ON N. NORTHSIDE. TRAVEL SOUTH ON N. NORTHSIDE TO HWY 11. TURN LEFT ONTO HWY 11 AND TRAVEL APPROXIMATELY 0.47 MILE TO CENTURY ROAD. TURN LEFT ONTO CENTURY ROAD AND THEN RIGHT ONTO SUTHERLAND AVE. CONTINUE APPROXIMATELY 2 MILES AND TURN RIGHT ONTO FRANK STREET AND THEN LEFT ON VANDEVENTER AVE. THE SITE WILL BE ON THE LEFT IN AN OPEN GRASS FIELD.

APPLICABLE BUILDING CODES AND STANDARDS

CONTRACTORS WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

CONTRACTORS WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

- AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES;
- TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
- IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT
- IEEE 62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY 'C3' AND HIGH SYSTEM EXPOSURE)
- ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

PERMITTING

CITY OF KNOXVILLE, TN
CONTACT: CHARLES WILSON PHONE: (865) 215-2996

SITE COORDINATES

LATITUDE: 35°57'06" 44" NORTH
LONGITUDE: 83°37'30" 05" WEST

U.O.R.
DATE: 9/11/06
REVISED

VERIZON WIRELESS TENNESSEE PARTNERSHIP		
APPROVALS		
CARRIER		
LANDLORD		
LEASING		
CONSTRUCTION		
PROJECT NO:		
DRAWN BY:	JAL	
CHECKED BY:	JOH	
APPROVED BY:	NDB	
REV	DATE	DESCRIPTION
0	08/04/06	ISSUED FOR ZONING
PROFESSIONAL ENGINEER		
(NOT VALID WITHOUT SIGNATURE & SEAL)		
EXCELL COMMUNICATIONS, INC. EXCELL COMMUNICATIONS, INC. 6247 AMBER HILLS ROAD BIRMINGHAM, ALABAMA 35173 PHONE: (205) 955-0198 FAX: 205 955-2622		SHOOTER CHATTANOOGA, TN MSA 3042 ADDRESS BEHIND 3042 SUTHERLAND AVE KNOXVILLE, TN 37919
SHEET TITLE		01
SHEET SHEET		
SHEET NUMBER		


VERIZON WIRELESS TENNESSEE PARTNERSHIP

APPROVALS
 CARRIER _____
 LANDLORD _____
 LEASING _____
 CONSTRUCTION _____

PROJECT NO. _____
 DRAWN BY: JAL
 CHECKED BY: JOH
 APPROVED BY: MDR

REV	DATE	ISSUED FOR ZONING DESCRIPTION
0	08/04/06	

PROFESSIONAL ENGINEER



(NOT VALID WITHOUT SIGNATURE & SEAL)

ECELL COMMUNICATIONS, INC.
 EXCELL COMMUNICATIONS, INC.
 BIRMINGHAM, ALABAMA 35173
 PHONE: 205.986.0198
 FAX: 205.986.2632

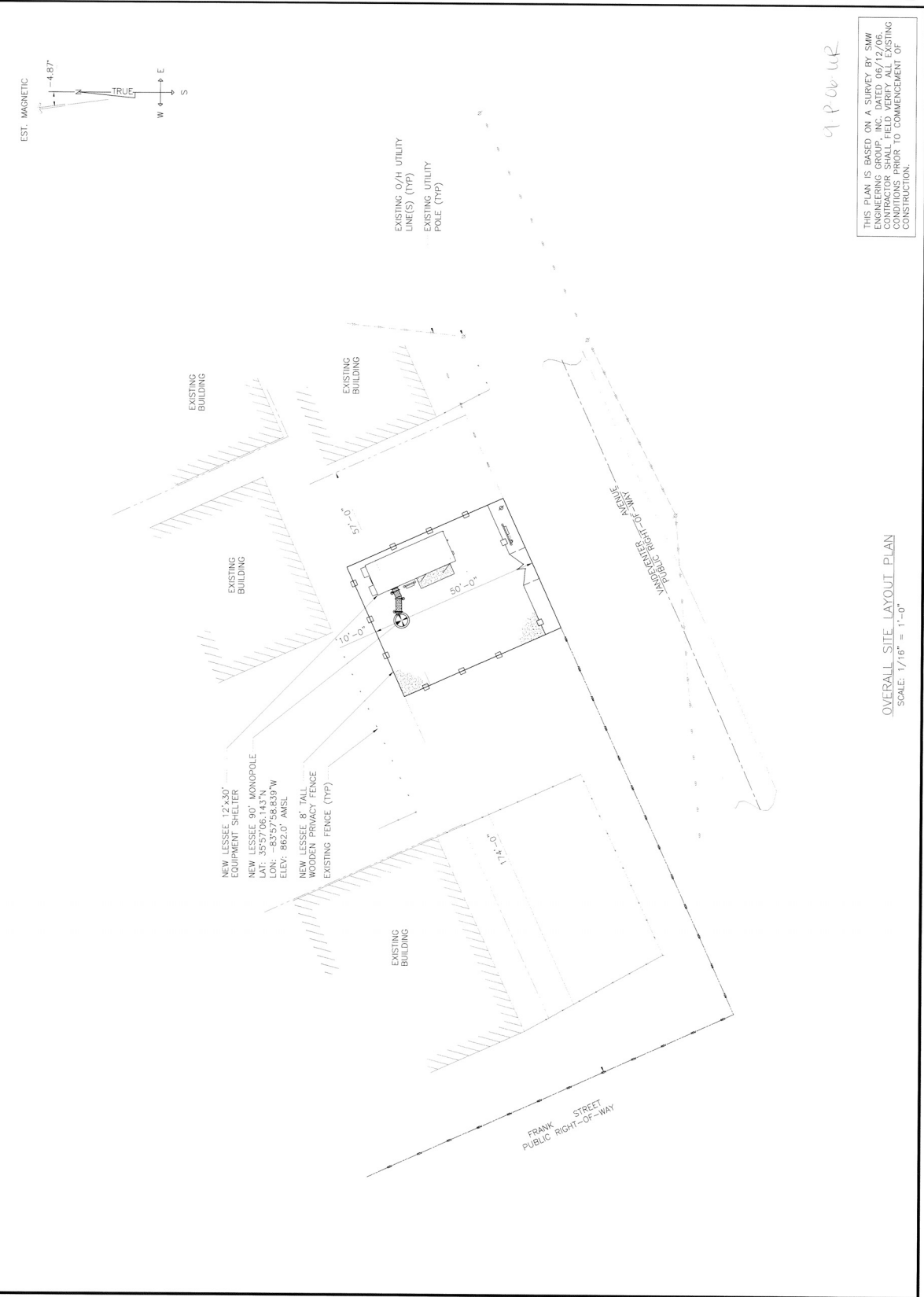
SHOOTER

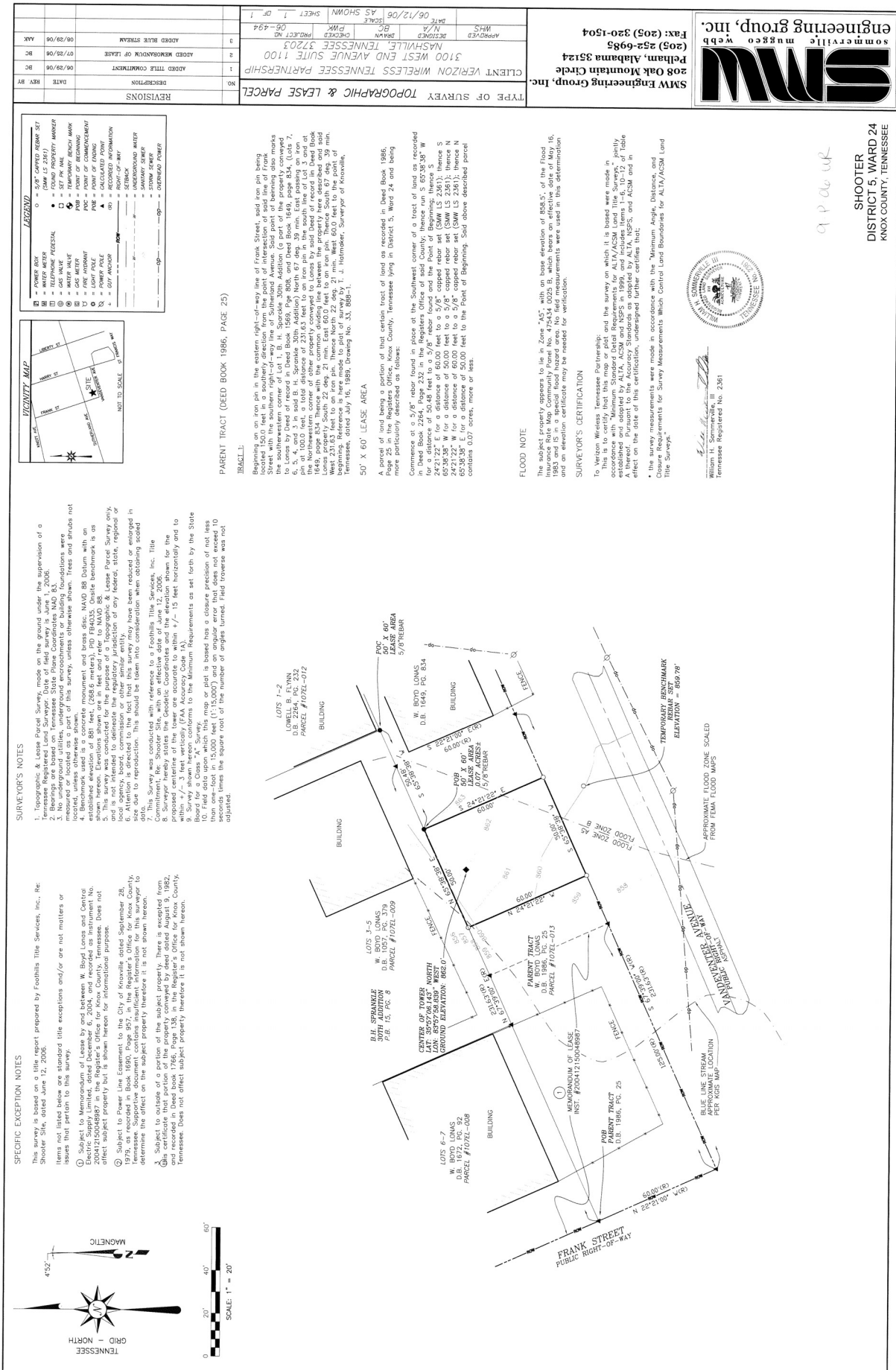
CHATTANOOGA, TN MSA

SITE ADDRESS
 BEHIND 3042
 SUTHERLAND AVE
 KNOXVILLE, TN 37919

SHEET TITLE
OVERALL SITE LAYOUT PLAN

SHEET NUMBER
03





**VERIZON WIRELESS
TENNESSEE PARTNERSHIP**

APPROVALS	
CARRIER	
LANDLORD	
LEASING	
CONSTRUCTION	

PROJECT NO.	
DRAWN BY:	JAL
CHECKED BY:	JOH
APPROVED BY:	MDB

REV	DATE	DESCRIPTION
0	08/04/06	ISSUED FOR ZONING

PROFESSIONAL ENGINEER



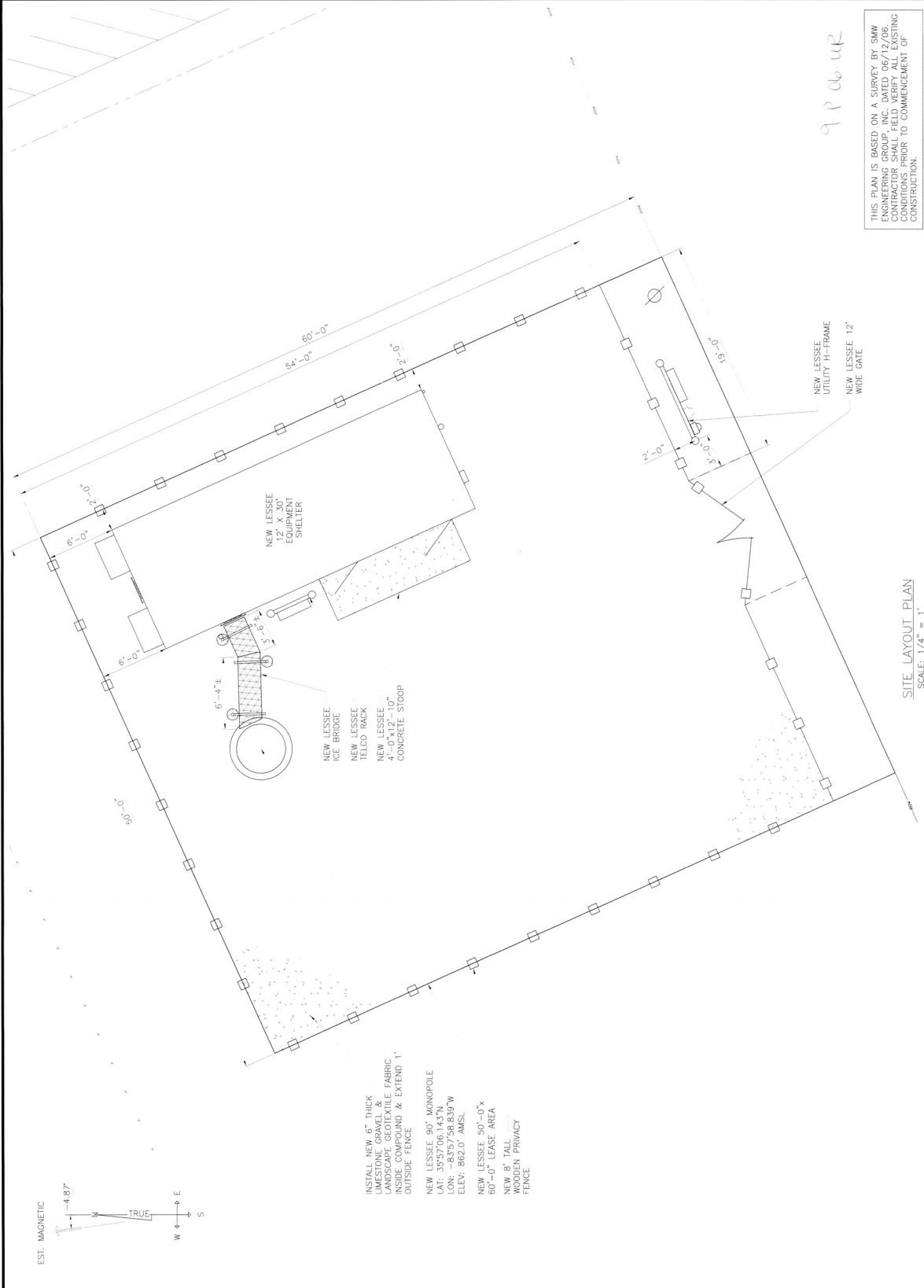
NOT VALID WITHOUT SIGNATURE & SEAL

ECELL COMMUNICATIONS, INC.
 EXCELL COMMUNICATIONS, INC.
 6247 AMBER HILLS ROAD
 BIRMINGHAM, ALABAMA 35173
 TEL: 205.952.2932
 FAX: 205.952.2932

SHOOTER
 CHATTANOOGA, TN MSA

SITE ADDRESS
 BEHIND 3042
 SUTHERLAND AVE
 KNOXVILLE, TN 37919

SHEET TITLE
 SITE LAYOUT PLAN
SHEET NUMBER
 04



**VERIZON WIRELESS
TENNESSEE PARTNERSHIP**

APPROVALS
CARRIER
LANDLORD
LEASING
CONSTRUCTION

PROJECT NO.
DRAWN BY: JAL
CHECKED BY: JOH
APPROVED BY: MDR

0	BRM/MS	ISSUED FOR ZONING
REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER

NOT VALID WITHOUT SIGNATURE & SEAL

ECELL COMMUNICATIONS, INC.
 EXCEL COMMUNICATIONS, INC.
 6247 AMBER HILLS ROAD
 BIRMINGHAM, ALABAMA 35173
 PHONE: 205.958.0198
 FAX: 205.958.0382

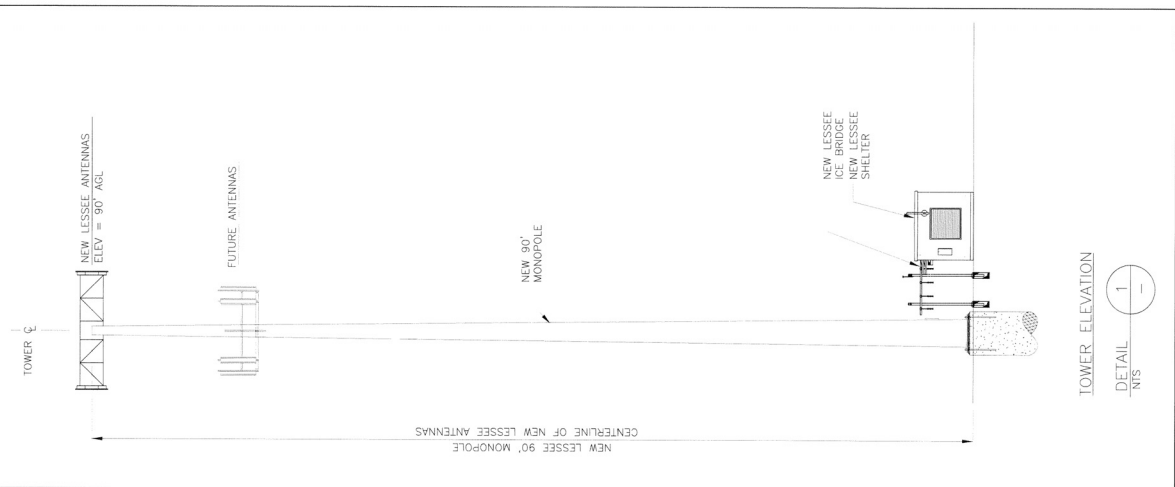
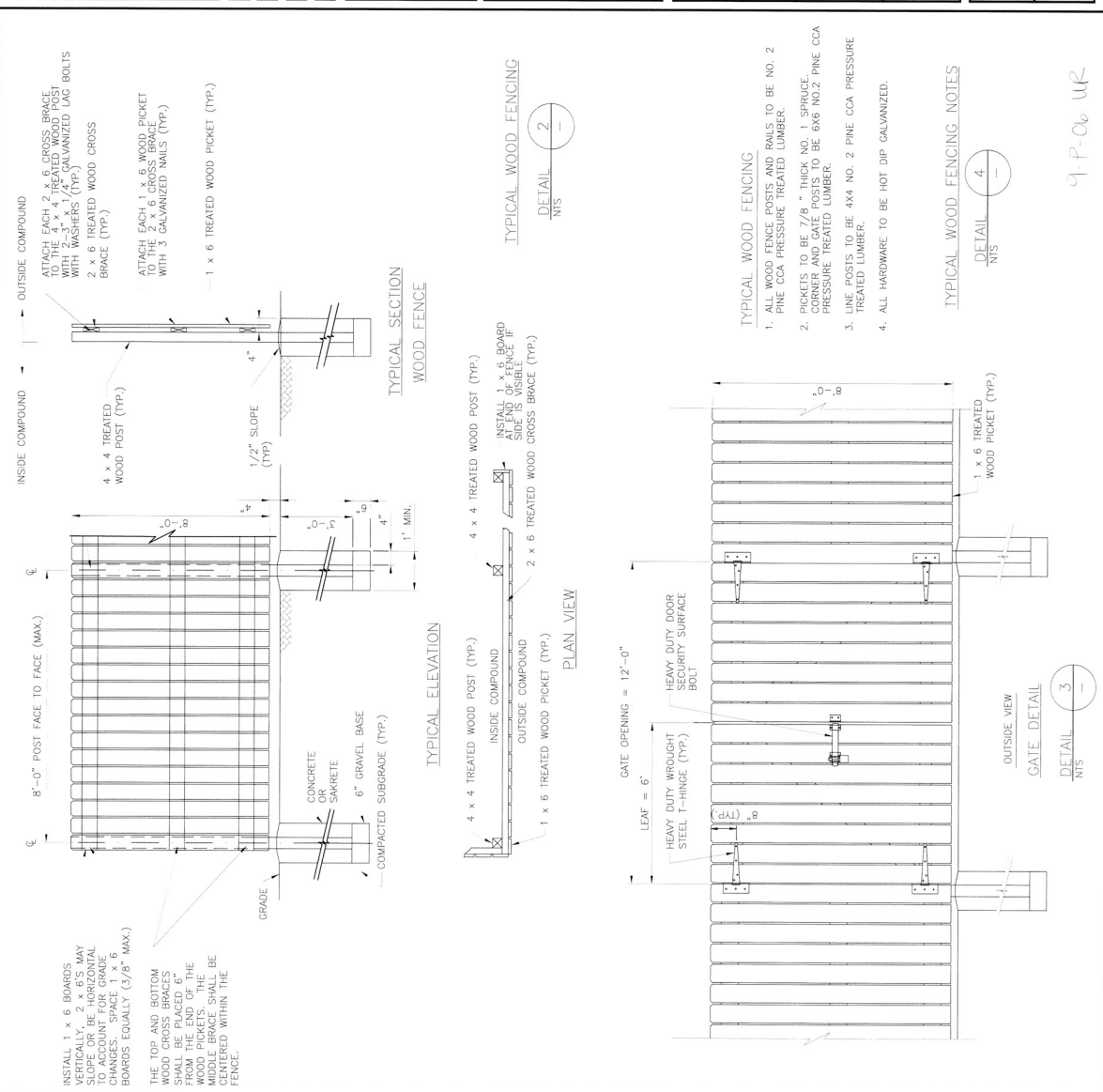
SHOOTER

CHATTANOOGA, TN MSA

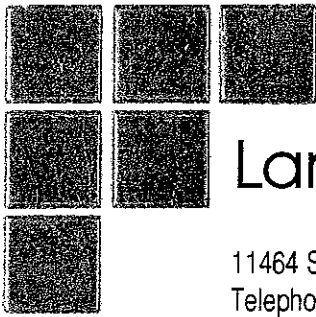
SITE ADDRESS
 BEHIND 3042
 SUTHERLAND AVE
 KNOXVILLE, TN 37919

SHEET TITLE
**TOWER
 ELEVATION &
 FENCE DETAILS**

SHEET NUMBER
05

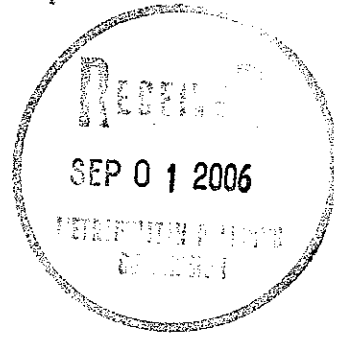


9-P-06-UR



Larry D. Perry

11464 Saga Lane • Knoxville, TN 37931-2819
Telephone (865) 927-8474 Fax (865) 927-4912 Email: larryperry@worldnet.att.net



August 31, 2006

Kelly Schlitz/Tom Brechko
MPC
400 Main Street
Suite 403
Knoxville, TN 37902

VIA FED EX

RE: 9-P-06-UR and 9-0-06-RU---VERIZON AND CINGULAR WIRELESS

Dear Kelly:

Here are the reports and the original filings of the applications for antenna support structures on Sutherland Avenue and on Donaldson Streets.

The site on Donaldson is for a temporary site to be used by Cingular during UT events for overload capacity on a seasonal basis. The tower is a crank up telescoping type tower and will be dropped down to about 10 feet when not in use.

The Verizon site on Sutherland is also a capacity site, meaning that the cell site that presently services that area is overloaded such that there are numerous calls that are dropped. It is in a largely industrial and commercial area and the permanent type structure proposed there is only 90 feet and should present no impact to the area.

Should you have any questions, please don't hesitate to call me. I plan to be at the MPC meeting on the 14th if possible. Will the other site on Western Avenue from last month that was postponed also be on the same agenda?

Kindest regards,

LP/eb

VERIZON WIRELESS TENNESSEE PARTNERSHIP

USE ON REVIEW APPLICATION # 9-P-06-UR

CONSULTANT'S SUMMARY

3042 SUTHERLAND AVENUE SITE REQUEST

Location: 3042 Sutherland Avenue (City of Knoxville)

Proposed Tower Height: 90 feet Monopole

Address: 3042 Sutherland Avenue
Knoxville, Tennessee

District: Central City **Map Number:** 107E **Parcel L 009**

Use: Telecommunications antenna support structure

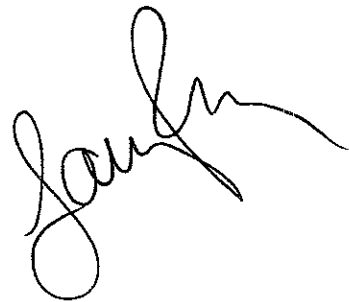
Zoning: I-2--Warehouse and Manufacturing District

Variances and waivers: None requested or required.

Need: The applicant is a communications carrier that provides communication service to area citizens. The applicant in this case is Verizon Wireless, a licensed carrier by the Federal Communications Commission.

Instant Proposal: Construct a 90 foot monopole type support structure.

Consultant's Recommendation: The site meets the requirements of the Ordinance and the Support material proves adequate justification for the site proposed.

A handwritten signature in black ink, appearing to read "Laurie", is located in the lower right quadrant of the page.

**REPORT TO
METROPOLITAN PLANNING COMMISSION**

for

Proposed Telecommunications Tower Site
located at 3042 Sutherland Avenue facing Vandeventer Ave
Knoxville, TN

VERIZON WIRELESS PARTNERSHIP

UOR 9-P-06-UR

COMPLIANCE WITH

THE MPC TELECOMMUNICATIONS FACILITY ORDINANCE

8/28/2006

The proposed site for the applicant is a 90 foot monopole antenna support structure (including antennas and lightning rod) to be located at 3042 Sutherland Avenue (rear) in the City of Knoxville. The supporting material from applicant has been reviewed for technical and Federal/State legal compliance. This is a new telecommunications site.

REQUESTED

1. **Location.** The location is within the **City** of Knoxville limits in **Central City** and is located on **Tax Map Number 107E Parcel L009 Councilmanic District 6.**
2. **Zoning.** I-2--Restricted Manufacturing and Warehouse District
3. **Tower height.** The requested height is 90 feet (including lightning rod) above ground level will support up to one additional telecommunication carrier antennas for a total of 2 users. Lighting will not be required on this structure.
4. **Variations.** The set back requirements in Article 5 Section 20 and Article 4 Section 16 of the Ordinance for the City of Knoxville for I-2 are met with the instant proposal. Thus, no additional variance is required for the tower to be located at the proposed location.
5. **Site.** This application is for the construction of a new monopole type antenna support structure to be located at the rear of an industrial site used for manufacturing and behind a large warehouse type building. The surround area is zoned industrial and is surrounded by industrial type businesses.

6. 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, a carrier operator, has committed to allowing one additional user on the structure should the need arise at rates in keeping with the other operators in the Knox area.

7. Setbacks. The setback requirements in Article 4 Section 16 for I-2 construction is a minimum 25 feet from any property line. (*Art. 4 Section 16(E)(2-3) see also Article 5 Section 20 (B)(2)*). The applicant meets those requirements.

8. Height. The proposed monopole structure will be 90 feet overall height. However, this is necessary to meet line of site clearance requirements and to support an additional carrier in the future without the need to construct new antenna support facilities as discussed elsewhere in this report. (*Art.5, Section 20 of the Ordinance.*) No lighting will be required of this site.

9. Alternatives: There are no alternative antenna support structures anywhere in the area. The nearest support structure is a monopole structure about a mile north east of the proposed site.

10. Facilities Plan Compliance: The proposed site is in an industrially zoned area (I-2). There are multi-unit residential units located within that zoning and within 500 feet of the site, but well out of the fall zone of the proposed structure. However, the area as a whole meets the Sensitive Area definition of the Facilities Plan. The proposed site is behind a warehouse/ manufacturing facility on Sutherland Avenue. (*See aerial photo attached.*)

EVALUATION

The following is a list of items reviewed:

Zoning Ordinance for Knox Tennessee by Metropolitan Planning Commission---Telecommunication Facilities Section (as amended thru November 1, 2006)

The MPC Wireless Facilities Plan dated 2004 as amended.

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 landscape 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

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. Further, I reviewed their specifications and requirements.

The applicant has proposed a site that is located just off Sutherland Avenue near Frank and Vandeventer Avenue behind an industrial businesses. There are no other support structures within a 1 mile radius of this site.

The location is an area zoned I-2.

Lighting for the structure will not be required.

The new support structure will be located to the rear of the property behind a large warehouse type block building.

There is a need for the additional signal coverage as proposed by the carrier, Verizon Wireless, in the area of coverage proposed herein as there is a serious capacity coverage in the area causing a large amount of dropped calls from the comercial and industrial facilities surrounding the site.

SUMMARY

(1) The proposed antenna support structure is a 90 foot monopole including antennas. There are no lighting requests for this structure nor are any required by the FAA.

(2) A review of the structure stress analysis on the proposed structure and specifications support the use of the tower by one other potential user in the future.

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

(4) The area immediately around the proposed site is zoned Industrial (I-2).

(5) There is no tree coverage in the area.

(6) 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 5.20(C) requires it to be removed.

(7) The proposed equipment housing facility is an outdoor cabinet 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 vegetation as coverage for the location. Further the short structure should have no impact on the aesthetics of the area.

(8) 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.

(9) The requested site will have little impact on the community involved when compared with the benefits to be derived from the advanced service offered by the applicant.

(10) There are no other antenna support structures within 1 mile of the proposed site that are usable for the coverage required.

(11) There are no additional setback requirements for the proposed site.

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

(13) No variances or exceptions to the Knoxville City Ordinance are required for this site.

(14) The nature of the development in the surrounding area is not such as to pose a potential hazard to the proposed tower or to create an undesirable environment for the proposed tower.

(15) The proposed frequencies to be used by the various applicants who plan to use the site should present no problem nor any interference to area reception of commercial television or radio signals.

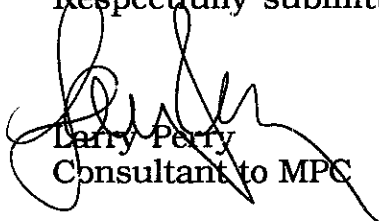
(16) Assuming that there are 2 carriers operating cellular or PCS transmitters/receivers at this site and all are operating at the same time, the radiation produced by the combination of all the users at the same time using the standards and protocols proposed and used by the carriers today, will be considerably below that established by the Federal Communications Commission and the EPA as creating any danger to humans or animals.

(17) 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.

SUMMARY

In light of the analysis and review of documents, it is my professional opinion that the applicant **has made a showing of justification** for the site at 3042 Sutherland Avenue that it meets all requirements of the Ordinance and is required for the applicant to meet their coverage requirements for the City of Knoxville.

Respectfully submitted,



Larry Perry
Consultant to MPC

Wooden, Fulton & Scarborough, P.C.

Attorneys and Counselors at Law

737 Market Street, Suite 620

Chattanooga, Tennessee 37402

With offices also located in South Pittsburg, Tennessee

Tracy C. Wooden
Also Licensed in Georgia
Also Licensed in Alabama
Also Licensed in Arkansas
Also Licensed in Oklahoma

August 4, 2006

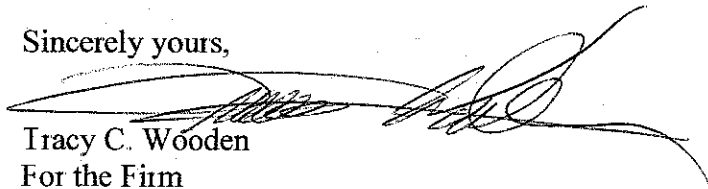
Telephone (423) 756-9972
Facsimile (423) 756-9943
tracywooden@woodenlaw.com

LETTER OF INTENT TO ALLOW COLLOCATION

Pursuant to Article 5, Section 20 B(1)(b) of the Knoxville Zoning Code we would state as follows on behalf of Verizon Wireless Tennessee Partnership:

Verizon Wireless has the policy of allowing collocation at its tower sites when commercially feasible and collocation is feasible within engineering parameters. The tower designed for 3042 Sutherland Ave, Knoxville, Tennessee has the capability of providing collocation for additional tenants.

Sincerely yours,



Tracy C. Wooden
For the Firm

Wooden, Fulton & Scarborough, P.C.

Attorneys and Counselors at Law

737 Market Street, Suite 620

Chattanooga, Tennessee 37402

With offices also located in South Pittsburg, Tennessee

Tracy C. Wooden
Also Licensed in Georgia
Also Licensed in Alabama
Also Licensed in Arkansas
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August 4, 2006

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

VIA FEDERAL EXPRESS

In re: Verizon Wireless Tennessee Partnership, d/b/a Verizon Wireless -- Application for Use on Review for Telecommunication Tower Application - 3042 Sutherland Ave, Knoxville, Tennessee 37919

Dear Planning Commission Officer(s):

On behalf of Verizon Wireless, we hereby make application for all necessary zoning and permit approvals for a telecommunications tower to be located behind 3042 Sutherland Avenue, Knoxville, Tennessee and described in more detail in the attached materials. Specifically, we submit our application to the Metropolitan Planning Commission's "Use on Review" approval procedure as the proposed site is zoned I-2.

In support of our application please find the following documents:

1. Use on Review form;
2. Letter of intent to allow future collocation;
3. Maps of the intended coverage area;
4. Written documentation of no available structures or buildings to collocate upon;
5. Site plan - ten (10) copies;
6. Application fee of Six Hundred Sixty-One Dollars (\$661.00); and
7. Fee of Five Hundred Twenty-Five Dollars (\$525.00) for tower consultant review.

We firmly believe that the Planning Commission will conclude that the proposed state-of-the-art telecommunications facility will provide critical telecommunication services to the citizens of Knoxville while posing no intrusiveness into its surrounding area. This site is necessary to our client's telecommunication network to meet coverage demands in this area of Knoxville.

The site's location was carefully selected and designed to achieve compatibility with the character of its surrounding neighborhood while maintaining consistency with the general plan of the facility's surroundings. As you know, the proposed location is zoned for manufacturing. We firmly believe that you will find the proposed design is very compatible with its surroundings. As you can see, the enclosed site plan shows that the tower will be surrounded by an eight feet tall wood privacy fence. We respectfully submit that given the tower's proposed

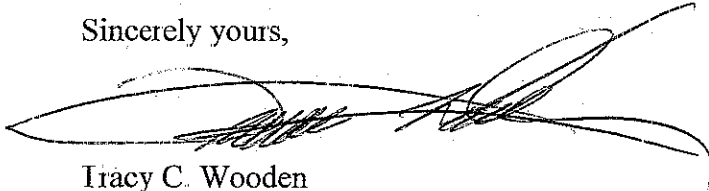
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Page 2

location, the proposed fencing will satisfy the screening requirements of your zoning ordinance pursuant to Article V, Section 20(f)(4)(b) of the Knoxville Zoning Code.

Please call if you have any questions or need any additional information.

Thank you very much.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Tracy C. Wooden", with a large, sweeping flourish extending to the right.

Tracy C. Wooden
For the Firm

TCW:asc



To Whom It May Concern:

After driving and visually inspecting the coverage area, there are currently no suitable structures to mount antennae on and meet the desired centerline height of 90ft. The coverage area is centered on a commercial/industrial district along Sutherland Ave. There are currently residential districts that abut the coverage area; however, the selected parcel does not abut any residential parcels. The buildings in the area (1-2 stories) are not tall enough to provide the capacity relief Verizon RF is requesting.

Attached is an aerial map showing Verizon's requested coverage area. If you have any questions or concerns please contact me by phone or e-mail (205-533-2584; samgehri@excellcommunications.com).

Respectfully Yours,

Sam Gehri
Site Acquisition Agent



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**EXHIBIT 7.
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 Properties in a Residential Area (church, cemetery, library, etc.)						
	Multi-family Residential						
	On Hill Below Ridgeline						

Avoidance Areas	Conservation Open Space						
	Scenic Highway						
	Public Park						
	Ridge Top/Ridge Line						
	Scenic Vista						
	Historic District/Site						
	Single-family Residential						
	Vacant Residential Lot						

Encouraged
 Neutral
 Discouraged