



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

▶ **FILE #:** 11-O-07-UR

AGENDA ITEM #: 83

AGENDA DATE: 11/8/2007

▶ **APPLICANT:** U.S. CELLULAR CORPORATION

OWNER(S): RICHARD E. LARGE

TAX ID NUMBER: 39 207 & 20701

JURISDICTION: County Commission District 8

▶ **LOCATION:** North side of Ridgeview Rd., southeast of Tazewell Pike

▶ **APPX. SIZE OF TRACT:** 2.75 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Ridgeview Rd., a minor arterial street with a 20' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Beaver Creek and Whites Creek

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** 150' monopole telecommunications tower

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / A (Agricultural)

South: Residences / A (Agricultural)

East: Water tank and residences / A (Agricultural)

West: Residences / A (Agricultural)

NEIGHBORHOOD CONTEXT: This site is located in a rural residential area developed under A (Agricultural) zoning. There is an existing Northeast Knox Utility District water tank located just east of the proposed lease area.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a 150' monopole telecommunications tower in the A zoning district, subject to the following 5 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering & Public Works.
3. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
4. Installing a 6' high security fence around the tower and equipment area prior to the tower becoming operational.
5. At the time of the request for a building permit, posting a bond or other approved financial surety that would ensure the removal of the tower if it is abandoned.

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

COMMENTS:

This is a request for a new 150' monopole telecommunications tower to be located within a 10,000 square foot lease area located on a 2.75 acre parcel. The majority of the site is wooded. The proposed tower site will have access to Ridgeview Rd. by a 30' wide access easement. The subject property is zoned A (Agricultural) and telecommunication towers are considered as a use on review in this district.

The proposed tower will be located 165' (110% of the tower height) from the nearest residence which is located on the 2.75 acre tract. The nearest residence off the site is located approximately 250' south of the tower.

According to the Knoxville-Knox County Wireless Communications Facility Plan, rural/heavily wooded areas are considered "Opportunity Areas" for telecommunication towers. Since the proposed site is located within 500' of a residence it is also considered to be within a "Sensitive Area". At a proposed height of 150', the Plan takes a "neutral" position and finds this as an acceptable site for a telecommunication tower.

The visual impact on nearby residences will be minimal due to the fact that the proposed site is heavily wooded. This vegetation will provide a natural buffer between the tower and adjacent residences. The applicant will be required to install a 6' high security fence prior to the tower becoming operational. 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 4 telecommunication carrier antenna arrays. U. S. Cellular Corporation will be the principal client for the tower. A letter has been submitted stating that U. S. Cellular Corporation agrees to make this facility available to other wireless providers for co-location.

The proposed tower will be located just to the northwest of an existing Northeast Knox Utility District water tank. According to the applicant the adjacent water tank does not have sufficient height to accommodate the requested coverage. The applicant states that there are no other existing or acceptable structures within this area and that the proposed site is to fill a radio frequency coverage gap in the area.

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 150' tower is technically justified by the materials submitted by the applicant (see attached report).

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 utilities are available to serve this site.
2. The tower, being located within a low density residential area, is required to be screened. Since this 2.75 acre parcel is heavily wooded and provides a natural vegetative buffer between the proposed lease area and nearby properties, the impact on nearby residences will be minimal. The applicant will be required to install a 6' tall security fence and will provide supplemental landscaping around the fenced enclosure meeting Knox County Zoning Ordinance requirements.

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 A 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 Northeast County Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. Since this is a heavily wooded area and there is an existing telecommunication tower adjacent to the site, 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

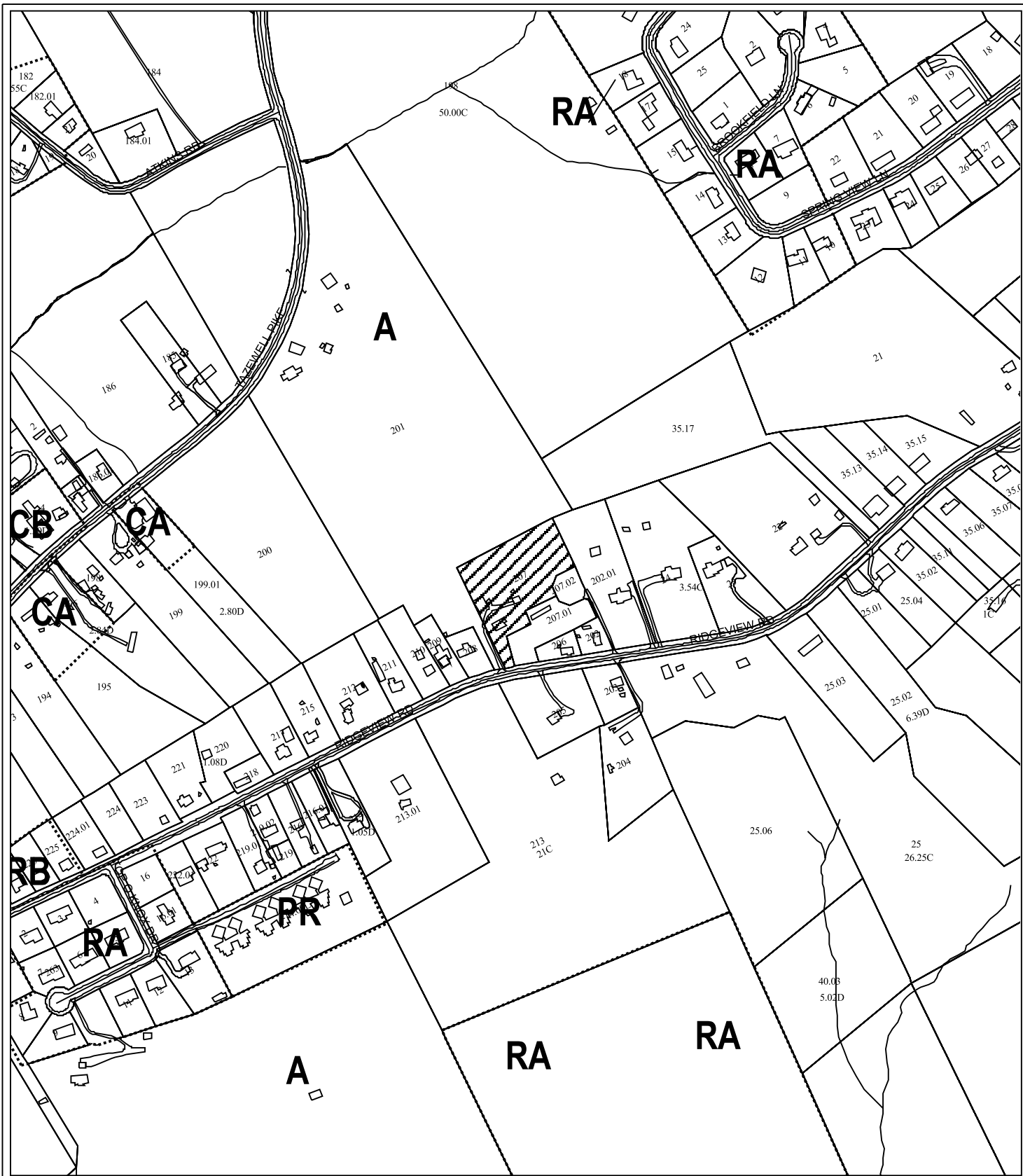
1. The Northeast County Sector Plan proposes agricultural and rural residential uses on this property. The proposed development is consistent with this land designation.
2. The Wireless Communications Facility Plan identifies the proposed 150' monopole as a "moderate"

monopole. Under the guidelines for Tower Placement section of the Facility Plan, the proposed tower falls within both the "Opportunity Area" and "Sensitive Area" categories. However, the Plan takes a neutral position on moderate monopoles located in these areas (see attached matrix).

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

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



11-O-07-UR
 USE ON REVIEW

 150' monopole telecommunications tower in A (Agricultural)

Original Print Date: 10/23/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: U.S. Cellular Corporation

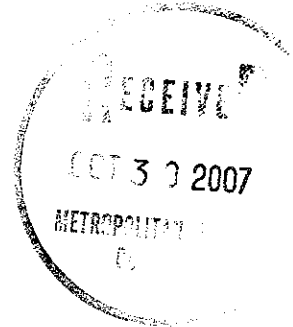
Map No: 39

Jurisdiction: County



11-0-07-UR

US CELLULAR
Telecommunications Tower Site Review
USE ON REVIEW APPLICATION # 11-0-07-UR
CONSULTANT'S SUMMARY
RITTA ALTERNATE Site
Knox County



Location: 6323 Ridgeview Road near Tazewell Pike (East Knox County)

Proposed Tower Height: 150 foot Monopole

Address: 6323 Ridgeview Road
Knoxville, Tennessee

District: # 8th County **Map Number:** 39 **Parcel** 207

Use: Telecommunications antenna support structure

Zoning: A (Agricultural/Urban Growth)

Variances and waivers: None required (110% of tower height setback waivers as permitted under Section 4.92.02(c) of zoning ordinance, were filed by landowner and Utility District, adjacent land owners within 110% area).

Need: The applicant is US Cellular a licensed PCS carrier by the Federal Communications Commission and possibly other users.

Instant Proposal: Construct a 150 foot monopole type support structure.

Consultant's Recommendation: The site and application meets the requirements of the Ordinance and the spirit of the Facilities Plan.

A handwritten signature in black ink, appearing to be "J. Smith" or similar, written in a cursive style.

**REPORT TO
METROPOLITAN PLANNING COMMISSION**

for

Proposed Telecommunications Tower Site
Located at 6323 Ridgeview Road
Knoxville, TN known as

RITTA ALTERNATE SITE

US CELLULAR

UOR 11-O-07-UR

COMPLIANCE WITH

THE MPC TELECOMMUNICATIONS FACILITY ORDINANCE

10/25/2007

The proposed site for the applicant is a 150 foot monopole antenna support structure (including antennas and lightning rod) to be located just off Tazewell Pike at 6323 Ridgeview Road. The supporting material from applicant has been reviewed for technical and Federal/State legal compliance As well as with the Knox County Wireless Communication Facilities Plan from 2002. This is a new telecommunications site. This site is known as a fill site (explained in the report).

REQUESTED

1. **Location.** The location is within the **County** of Knox limits in **District 8** and is located on **Tax Map Number 39 Parcel 207**

2. **Zoning.** A (Agricultural/Urban Growth)

3. **Tower height.** The requested height is 150 feet above ground level will support up to 2 additional telecommunications carrier antennas for a total of 3 users. Lighting will not be required on this structure.

4. **Variances.** The set back requirements in Article 4 of the Ordinance for Knox County for "A" sites requires that the structure be set back a minimum distance of 110% of the structure height or in this case 165 feet. The proposed site is located closer than 165 feet from the nearest property lines, but one the adjacent tracts is owned by the owner of the leased property and the other is owned by Northeast Utility District for a water storage tank. The Utility District and the land owner have submitted waivers to the setback requirements. There are other residences located within 500

feet of the proposed site, but none within 165 feet other than the owner's home. The only variance required is for the setbacks and that variance requirement is satisfied by the waivers submitted with the application. Section 5-5.22.03S of the Knox County Zoning Ordinance permits a telecommunication tower on land zoned "A".

5. **Site.** This application is for the construction of a new monopole type antenna support structure to be located on an area adjacent a water utility storage tank and is on a ridgetop. The site is located on a small parcel of wooded land, approximately 0.23 acres.

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 is US Cellular Corporation and there are 2 possible additional telecommunications users for the facility.

7. **Setbacks.** The setback requirements are that the facility must be 110% height of the tower from any dwelling unit. The applicant meets that requirement.(Art. 4 Section 4.92.02(2a) with the two waivers submitted.

8. **Height.** The proposed structure is for 150 feet.

EVALUATION

The following is a list of items reviewed:

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

Knox County Wireless Communications Facilities Plan dated 2002.

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

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

Review support structure drawings and specifications with applicant

Review FAA lighting and marking requirements and proposals

Review FCC requirements regarding signal coverage, towers and lighting

Review applicant's justification for site in compliance with the FCC's

requirements for telecommunication company providers compliance with required coverage for the use of the general public.

Review Site plan by applicant
Check Zoning

Check setbacks for building and antenna support structure

Check for compliance with Wireless Communication Facility Plan

Check proximity to other structures and district boundaries

Check nature of surrounding land uses
Check surrounding foliage and tree coverage

Check design of tower for esthetic changes

Check height requirements necessary for coverage

Check separation from other towers

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 and discussed the area with the applicant. I also met with Mr. Richard Large, the owner of the parcel of land, and several adjacent landowners. There were no objections to the facility at this location.

The site elevation at this location is 1366 feet. There is a water tank on a ridge with a ground elevation of about 1370 feet about 100 + from the proposed site. The use of the water tank as a possible support structure was reviewed and based on the information submitted by the applicant, US Cellular, as required, the water tank is too low in elevation to provide the coverage needed.

The request is for a 150 foot monopole of which US Cellular will use the top 15 feet and the additional usable lower 30 feet is for other carriers' expansion.

This a "fill" site. By that is meant that the coverage is inadequate in the area at the present from present facilities in the area and that the site is to be used as primary signal coverage to "fill in" a hole in the present coverage.

The site is a fairly high elevation location and by the addition of a cell site here, it would probably eliminate the need for other sites nearby.

The proposed structure should not affect adjacent property as it is very wooded and isolated from adjacent residences.

DISCUSSION RE FACILITIES PLAN

The Facilities plan is a guideline adopted by the MPC in 2002 for the placement and appearance of wireless communications facilities. The

following discussion is based on this application and how it relates to the Plan. The plan is an advisory plan and not a legal requirement.

(1) **View Protection**--The structure (150 feet) coupled with no lighting requirements and located in a fairly isolated wooded area should present no problems as to view.

(2) **Land Use Compatibility**---The proposed site is on a slightly wooded parcel of land immediately adjacent to a utility water tank on a ridge in East Knox county. The structure and associated building/facilities would be compatible with the local land use and the surrounding area is wooded. The site will be unmanned and will have no impact on noise, traffic or air pollution.

(3) **Design Compatibility**---The proposed landscaping and facility design would blend in with surrounding agricultural land usage and design. The new structure will be a monopole type structure which are the least obtrusive type antenna support structures.

(A) **Opportunity Areas**---This proposed site is in an area zoned Agricultural/Urban Growth and is wooded and meets the requirements of an opportunity area. It is unlikely to become a blighting influence on the surrounding area.

(B) **Sensitive Areas**---This site is not in a sensitive area as it is isolated and surrounded by woods.

(C) **Avoidance Areas**---This location is not in an avoidance area.

SUMMARY

(1) The proposed antenna support structure is a 150 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 monopole by three other potential users in the future.

- (3) The structure design meets or exceeds FCC and EIA requirements.
- (4) The area surrounding the site is wooded and zoned Agricultural. There are no residences within 110% of the tower height other than the land owner's for which there is a waiver of the requirement signed by the land owner.
- (5) There is no general use technology (such as satellite communications) that is available at the present time nor in the immediate future that would negate the need for the structure. However, should such a technology become available and the structure of no further use, the Ordinance at Article 4.92.03 requires it to be removed.
- (6) 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 wooded vegetation that is presently existing.
- (7) The applicant has received authorization from the various governmental agencies, including the Federal Communications Commission, to provide communication service to the citizens of Knoxville, Tennessee.
- (8) The requested site will have little impact on the community involved when compared with the benefits to be derived from the advanced service offered by the applicant.
- (9) There are no other antenna support structures within 1 mile of the proposed site that are usable for the coverage required.
- (10) There are no additional setback requirements for the proposed site.
- (11) The proposed site and structure will have no environmental impact within the federal guidelines.
- (12) A variance to the Knox County Ordinance is required for this site due to the close proximity to a residential area.
- (13) 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 structure.
- (14) Assuming that there are 3 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

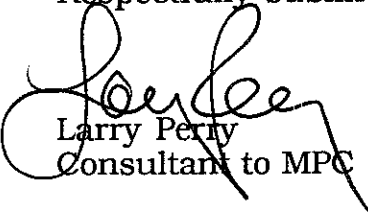
by the carriers today, will be considerably below that established by the Federal Communications Commission and the EPA as creating any danger to humans or animals.

(15) 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 sit

RECOMMENDATION

In light of the analysis and review of documents, it is my professional opinion that the applicant meets all requirements of the Ordinance and the spirit of the Facilities Plan as discussed above and is required for the applicant to meet their coverage requirements for the County of Knox. I would suggest that before granting a building permit for the site, that the applicant file with the MPC a statement indicating that they are willing to lease space on the tower to other applicants for rates that are comparable with others in the Knoxville area, if they haven't already done so.

Respectfully submitted,

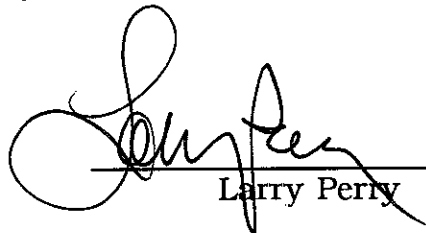


Larry Perry
Consultant to MPC

STATEMENT OF QUALIFICATIONS OF CONSULTANT

I, Larry Perry, do hereby state:

1. That I have degrees in Law and Engineering with extensive experience in towers and communications related activities;
2. That I have prepared numerous communications applications resulting in grants by the Federal Communications Commission and other federal agencies;
3. That I have been responsible for the design and construction of more than 785 towers in 21 countries around the world;
4. That I have prepared Ordinances and other statutes for cities and states concerning tower usage within municipal boundaries, including many in Tennessee.
5. That my credentials are a matter of record with the FAA and the FCC;
6. That I am a licensed attorney and Registered Professional Engineer in several states;
7. That I have testified before Congress on several occasions on communications related matters;
8. That I have served as an advisor to three FCC Chairmen and the US Department of State on International communications matters;
9. That I have more than 40 years experience in tower design and construction;
10. That I have and presently do teach courses in communications and radiation at the college level at major universities and for private industry.



Larry Perry

NO.	DATE	ATTORNEY COMMENTS

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DRAWN BY: G.S.
 CHECKED BY: M.P.
 PLOTTED BY: M.P.

SITE NAME:
 U.S. CELLULAR
 RITTA ALTERNATE

SHEET NUMBER:
 223-476

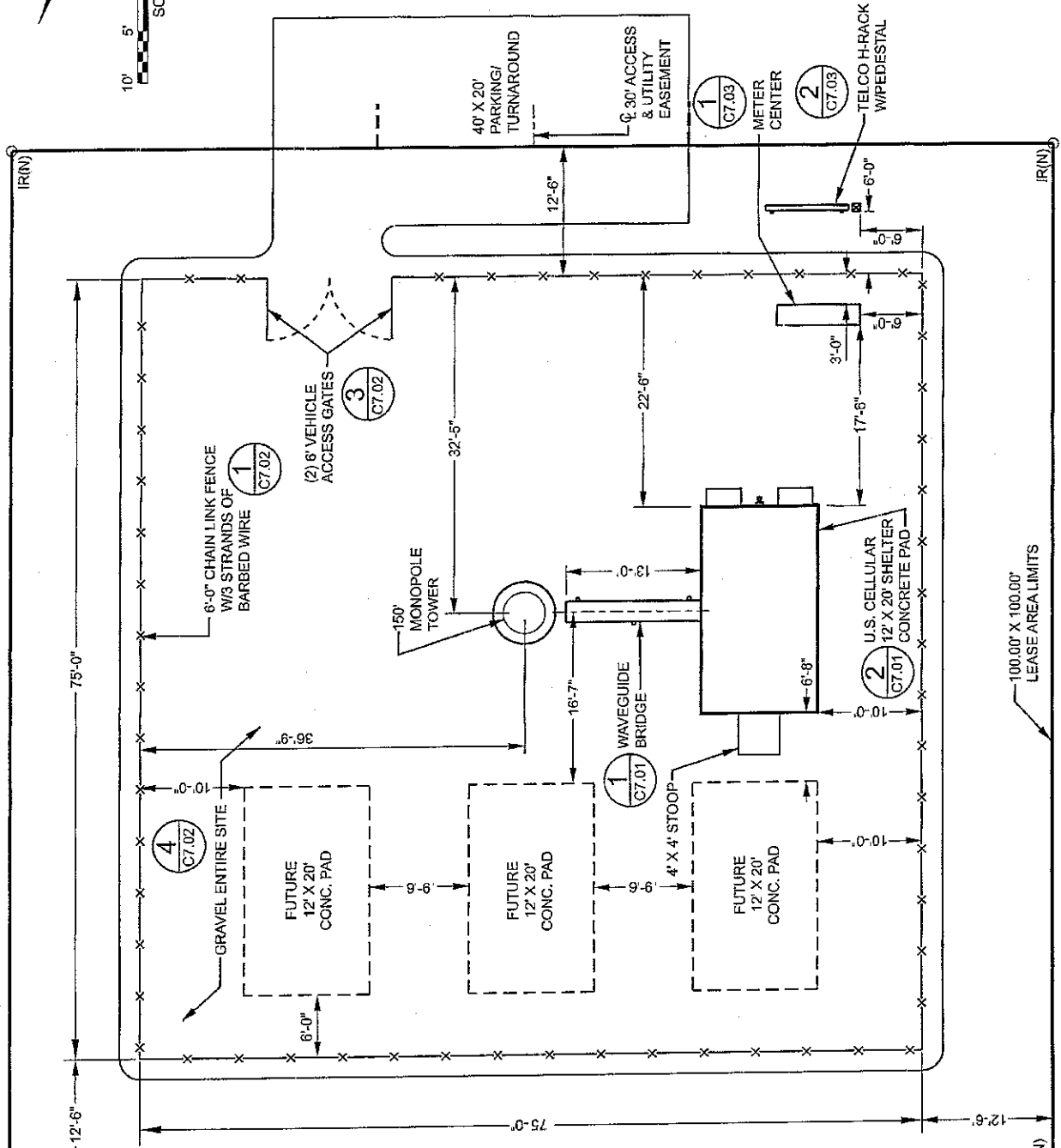
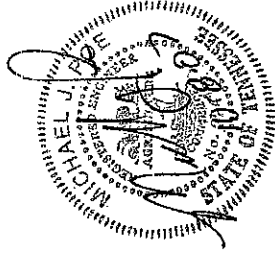
SITE ADDRESS:
 6323 RIDGEVIEW ROAD
 KNOXVILLE, TN 37918

SHEET TITLE:
 SITE PLAN

PROJECT # 33477-29
 SHEET NUMBER

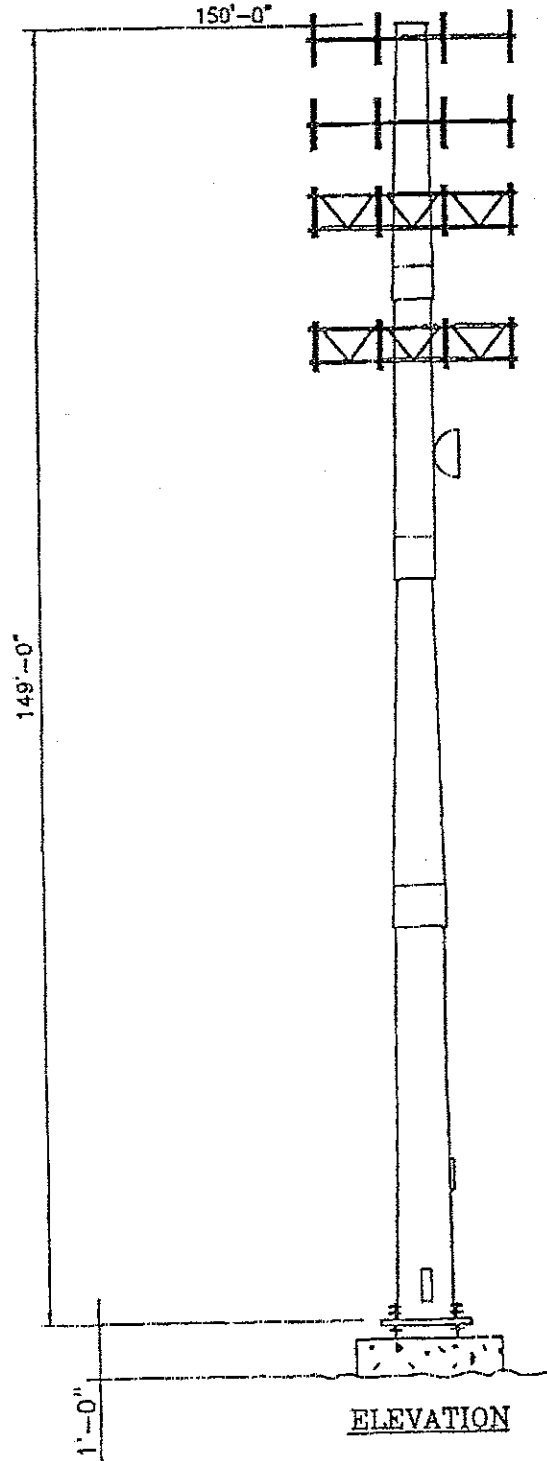
C1.01

SHEET SCALE: 1"=1'





SABRE COMMUNICATIONS CORPORATION
2101 MURRAY STREET P.O. BOX 65B SIOUX CITY, IOWA 51102
PHONE: (712) 258-6890 FAX: (712) 258-8250



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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

KRAMER RAYSON LLP
ATTORNEYS AT LAW

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R. R. KRAMER (1888-1966)
CARTER B. WALL (1915-1968)
ANDREW JOHNSON (1918-1985)
JACKSON C. KRAMER (1921-1993)
R. ARNOLD KRAMER (1918-1993)

October 8, 2007

Metropolitan Planning Commission
City-County Building, Suite 403
400 Main Avenue
Knoxville, Tennessee 37902

**Re: U.S. Cellular Corporation
Application for Tower Site Use-On-Review**

Dear Sir or Madam:

Please be advised that the undersigned represents U.S. Cellular Corporation ("USCC"). USCC hereby files the enclosed Use-On-Review Application and requests that it be placed on the agenda for the November 8, 2007 Metropolitan Planning Commission meeting. Such Use-On-Review Application requests approval for a proposed cellular communications monopole to be located on property owned by Richard E. Large at 6323 Ridgeview Road in Knox County, Tennessee. Accordingly, enclosed herewith please find the following items:

- 1 Completed Application Form as signed by an authorized representative of USCC and as signed by the property owner, Richard E. Large
- 2 Information Summary and Table of Contents
- 3 Ten (10) copies of the Development Plan with Exhibits 1 through 13 attached
- 4 Our firm's check in the amount of One Thousand Three Hundred Ninety Dollars (\$1,390.00), made payable to the Metropolitan Planning Commission in payment of the review fee.
- 5 Our firm's check in the amount of One Thousand Five Hundred Dollars (\$1,500.00), made payable to the Metropolitan Planning Commission for the Escrow deposit relative to the Professional Engineering Consultant's fee

As noted, USCC is proposing that a cellular communications monopole be placed on property owned by Richard E. Large at 6323 Ridgeview Road in Knox County, Tennessee. USCC has entered into a lease with the property owner for the proposed site.

USCC recognizes that pursuant to Article 4.92.02(1)(f) of the Knox County Zoning Ordinance, a professional engineering consultant qualified in the design and installation of wireless communications facilities may be employed to review its application. Accordingly, the One Thousand Five Hundred Dollar (\$1,500.00) escrow fee specified in the Zoning Ordinance is enclosed. USCC further understands that such fee shall not exceed One Thousand Five Hundred Dollars (\$1,500.00) in total.

USCC proposes to construct a 150 foot monopole structure. Since the proposed monopole will be less than 200 feet in height, FAA regulations will not require the monopole to be lighted. In addition, as required by Article 4.92.02(1)(a) of the Knox County Zoning Ordinance, the monopole will be constructed to support at least three (3) antenna arrays for co-location purposes. USCC's letter of intent setting forth its commitment to permit co-location on the proposed monopole is included with the Application as Exhibit 3.

The monopole is proposed for this area in order to fill a radio frequency coverage gap experienced by USCC along Tazewell Pike, Washington Pike, Ridgeview Road, Luttrell Road, Carter Road, and other areas in the vicinity, and to address capacity issues on existing USCC sites. Moreover, signal hand-offs from USCC's existing sites surrounding this area are impeded because of terrain blocking and because of capacity constraints.

Radio frequency coverage maps showing coverage with and without the proposed monopole are attached to the Application as Exhibits 5 and 6.

In an effort to address tower proliferation concerns, USCC performed a search in the proposed coverage area for other existing towers on which co-location might be possible. As noted on Exhibit 1a, no existing towers or other suitable structures are located within a one-mile search ring. An existing monopole tower of one hundred ninety-five (195) feet in height is located at 5229 Luttrell Road, approximately 1.21 miles from the proposed site. Although not within the one-mile search ring, USCC investigated the possibility of co-locating on this existing tower. However, such tower's elevation is 1,099 feet AMSL, well below the 1,368 feet AMSL of the proposed site. This significant difference in elevation will not allow USCC to alleviate the coverage gaps that it currently experiences in this area. Further, the FCC status of this tower is "terminated" and such tower does not show up as an active tower in USCC's FCC data base search.

USCC also searched for other existing structures within the area of the proposed site on which co-location might be feasible. An adjacent parcel is owned by Northeast Knox Utility District and contains a water tank. However, such water tank is a ground tank approximately thirty (30) feet tall, and such tank will not accept a co-location extension of any height. No other suitable existing structures are present in this area.

This proposed monopole is also consistent with the Goals, Objectives and Policies of the Wireless Communications Facilities Plan ("Plan") adopted by the Metropolitan Planning Commission in September, 2002. The proposed site is agriculturally zoned and is located on a heavily wooded hillside. The Plan states that "one of the most effective screening techniques involves locating towers among stands of mature trees so that the base and a large part of the tower will be hidden from view." As shown by the photographs of the proposed site attached as Collective Exhibit 11, the proposed monopole will be located within a heavily wooded area and the base of the tower will not be visible from Ridgeview Road, thereby screening a significant part of the monopole from passersby. The proposed monopole will be located below the ridge line. The proposed monopole is a "moderate monopole" as identified on Exhibit 7 to the Plan (see Land Use/Wireless Facilities Matrix). The proposed monopole is in an area that is identified on such Matrix as "neutral" because the site is in a rural/heavily wooded area and is on a hillside below the ridge line.

In addition, the proposed monopole meets the Plan's objective of being separated from any nearby residents by a distance of at least one hundred ten percent (110%) of the tower height (in this instance, one hundred sixty-five (165) feet). Although the proposed site is located closer than one hundred sixty-five (165) feet to two (2) adjacent property lines, one of those adjacent tracts is also owned by the same property owner who has leased the proposed site to USCC. The other adjacent tract whose property line falls within one hundred sixty-five (165) feet of the proposed site is owned by the Northeast Knox Utility District and contains a water tank. Both property owners have agreed that the minimum setback requirement for telecommunications towers of one hundred ten percent (110%) of the tower height can be waived, and their notarized letters waiving such setback requirement are attached hereto as Exhibits 9 and 10, respectively. Finally, it should be noted that no residential structures are located within one hundred sixty-five (165) feet of the proposed site.

Thank you very much for your assistance in this matter. Should you need any additional information, please do not hesitate to contact the undersigned.

Yours very truly,



Jackson G. Kramer

JGK/tsg
Enclosures

INFORMATION SUMMARY AND TABLE OF CONTENTS

USE ON REVIEW APPLICATION FOR

U S CELLULAR'S RITTA SITE NUMBER 223476

- 1 Site Plan - Construction Drawings, Page C0 01
- 2 No Towers Registered with the FCC as Telecommunications Towers were found on the FCC data base within a one-mile search ring. FCC Data Base results of search ring is attached as Exhibit 1 (Note: Search ring shown on Exhibit 1 is a five-mile radius).
- 3 & 4 Application is made directly by the carrier -
- U S Cellular Corporation
9731 Cogdill Road, Suite 200
Knoxville, Tennessee 37932
- Contact: John Locascio
Telephone: (865) 777-7039
Facsimile: (865) 777-7012
- 5 Basic Tower Information:
- (a) U. S. Cellular Corporation ("USCC") proposes a monopole to be manufactured by Sabre Communications Corporation. The pole will be located on property owned by Richard E. Large at 6323 Ridgeview Lane in Knox County, Tennessee. The equipment compound and the base of the pole will be enclosed within a chain link fence six (6) feet in height.
 - (b) The monopole will be one hundred fifty (150) feet in height.
 - (c) Since the monopole will be less than 200 feet in height, no FAA lighting will be necessary.
 - (d) The Sabre Communications Corporation specifications are provided in Exhibit 2. The monopole is designed and will be constructed to permit co-location for at least three additional carriers.
 - (e) An area seventy-five (75) feet by seventy-five (75) feet will be enclosed by a chain link fence six (6) feet in height and topped with three (3) strands of barbed wire. See Construction Drawings, p C1 01. The monopole and all ancillary equipment will be located within this fenced compound.

6 USCC's Letter of Intent committing itself to allow shared use of the proposed monopole is attached as Exhibit 3. Other likely candidates for co-location:

AT&T
Cricket (Leap Wireless)
Verizon
Sprint/Nextel
T-Mobile

7 Zoning Map:

Proposed site is zoned A. Site zoning and zoning of adjacent parcels are shown on Exhibit 4. Map of larger area within one mile of proposed site to be provided by the Metropolitan Planning Commission

8 Coverage Map without proposed site - Exhibit 5.

9 Coverage Map with proposed site - Exhibit 6.

10 Proposed landscaping – The site is heavily wooded and pursuant to Section 4 92.02(4)(b) of the Knox County Tennessee Zoning Ordinance, USCC believes that existing natural vegetation will achieve the required screening. See photographs of site attached Collective Exhibit 11. However, should the determination be made that additional landscaping is necessary, USCC will meet the landscaping requirements of Section 4 92 02(4) of said Zoning Ordinance.

11 Technical Justifications Narrative - Exhibit 7.

12 Variances or Waivers from Ordinance - Exhibit 8.

13 Letter from Northeast Knox Utility District agreeing to waiver of property line setback – Exhibit 9.

14 Richard E Large, the owner of the tower site leased by USCC, also owns an adjacent parcel that falls partially within the setback area. A letter from Mr. Large agreeing to a waiver of the property line setback is attached as Exhibit 10.

15 Photographs of proposed site – Collective Exhibit 11.

16 Safety Statements - Exhibit 12.

17 Photosimulation of monopole on proposed site - Exhibit 13



October 8, 2007

Metropolitan Planning Commission
of Knoxville/Knox County
4th Floor, City-County Building
400 Main Avenue
Knoxville, Tennessee 37902

Re: U. S. Cellular Corporation
Proposed Ritta Site

Dear Sir or Madam:

This letter is written to confirm U. S. Cellular Corporation's (AUSCC@) commitment to shared use of its proposed cellular communications monopole site on Ridgeview Road in Knox County, Tennessee.

As you are aware, Knox County Zoning Ordinance Article 4.92.02(1)(a) requires that any proposed communications tower 130 feet in height or greater be built to accommodate at least three antenna arrays for co-location purposes. USCC is proposing that the monopole on Ridgeview Road be 150 feet in height. As is evident from both Page C2.01 of the engineering plan submitted with the Use on Review Application to which this letter is attached and Exhibit 2 to such Application, the specifications show that USCC is constructing the tower to accommodate the required three antenna arrays.

Furthermore, please accept this letter as confirmation that pursuant to Knox County Zoning Ordinance Article 4.92.02(1)(b), USCC and its successors are committed to allowing shared use of the tower so long as any additional user agrees in writing to meet reasonable terms and conditions concerning use of USCC's tower and so long as space on such tower remains available.

cc:
n f

EXHIBIT 3



U.S. Cellular

Metropolitan Planning Commission

Of Knoxville/Knox County

October 8, 2007

Page 2

I trust that this letter is sufficient to address the inquiries posed concerning shared use. However, should you need additional information, please do not hesitate to contact either the undersigned at (865) 777-7039 or USCC=s attorney, Jackson G. Kramer, at (865) 525-5134.

Yours very truly,

John Locascio

Senior Project Manager

K:\US Cellular\Ritta Zoning Matter\shared use let doc

800 Cornerstone Dr.
Knoxville, TN 37932

MPC November 8, 2007

www.uscellular.com

Agenda Item # 83

EXHIBIT 8

List of Variances and/or Waivers From Zoning Ordinance Requirements

Applicant is requesting two (2) variances and/or waivers from Knox County, Tennessee zoning ordinance requirements:

1. Setback Variance / and/or Waiver: Section 4.92 02(2)(a) of said zoning ordinance states that telecommunications towers are to be set back from any "Dwelling Unit" located on properties zoned "agricultural" a minimum distance equal to one hundred ten percent (110%) of the height of the tower (i.e., in this instance, one hundred sixty-five (165) feet), or the minimum principal use setback of the zoning district in which the tower is located, whichever is greater. Section 4.92 02(2)(c) of said zoning ordinance states that upon notarized written agreement between the tower applicant and the property owner whose property line falls within the specified setback, the minimum setback may be reduced to the principal use setback in the zoning district in which the tower is located, if approved by the Metropolitan Planning Commission as a part of the Use on Review Application for the new tower

No residences are located within one hundred sixty-five (165) feet of the proposed tower (i.e., within one hundred ten percent (110%) of the height of the proposed tower). In addition, the proposed tower is located the required minimum distance from all adjacent property lines for agriculturally zoned property. However, the proposed tower does not meet the one hundred ten percent (110%) of the height of the tower setback requirement from the property lines of two adjacent property owners. One such property owner is the Northeast Knox Utility District, which owns a parcel described as Tax Map 39, Parcel 207.02. A water tank owned by the Utility District is located on this parcel. Northeast Knox Utility District has agreed to waive the setback limitation that the tower be located a distance equal to one hundred ten percent (110%) of the height of the tower from its property line, and a notarized letter signed by Richard Phillips, the General Manager of Northeast Knox Utility District, is attached hereto as Exhibit 9.

The remaining property owner whose property line falls within the one hundred ten percent (110%) of the height of the tower setback is Richard E. Large, who is also the property owner of the site where the proposed tower is located and the person who has entered into a lease with U S Cellular for the tower site. A notarized letter from Mr. Large agreeing to waive the setback requirement that the tower be located one hundred ten percent (110%) of the height of the tower from his property line is attached as Exhibit 10. In addition, Mr. Large has agreed to the filing of

the Use on Review Application for this tower, as evidenced by his signature on the Application Form

2. Landscaping Variance and/or Waiver: Article 4.92.02(4) sets forth landscaping requirements for telecommunications towers. Section 4.92.02(4)(b) states that “new or existing vegetation, earth berms, existing topographic features, walls, fences, building and features other than those described above may be used to meet the requirements of these regulations if the code administrator finds that they achieve the same degree of screening as 4 a.” As can be seen from photographs of the proposed site attached as Collective Exhibit 11, the proposed site is heavily wooded. Applicant intends to leave as much natural vegetation in place as possible, and Applicant therefore respectfully submits that the existing natural vegetation will accomplish the desired screening objectives set forth in the zoning ordinance. Therefore, Applicant respectfully requests a waiver of the landscape requirements set forth in the zoning ordinance. However, should the determination be made that landscaping is required, Applicant will comply with the landscaping requirements set forth in the zoning ordinance.

J:\US Cellular\Ritta Zoning Matter\Ritta Exhibit 8.doc



NORTHEAST KNOX UTILITY DISTRICT

10/5/07

Metropolitan Planning Commission of
Knoxville / Knox County, TN
Fourth Floor, City / County Building
400 Main Street, Suite 403
Knoxville, TN 37902

**Re: U.S. Cellular Corporation
Proposed Telecommunications Tower Site**

Dear Sir or Madam:

Please be advised that the undersigned is the General Manager of the Northeast Knox Utility District (the "Utility District"). It is my understanding that U.S. Cellular Corporation proposes to place a telecommunications tower one hundred fifty (150) feet in height on property owned by Richard Large on Ridgeview Road in Knox County, Tennessee. The Utility District owns property adjacent to Mr. Large's property in the vicinity of the proposed tower site.

I understand that Mr. Large's property is currently zoned "Agricultural" under the Knox County, Tennessee Zoning Ordinance. In addition, I understand that Section 4.92.02 (2)(a) of said Zoning Ordinance states that telecommunications towers are to be set back from any "Dwelling Unit" located on property zoned "Agricultural" a minimum distance equal to one hundred ten percent (110%) of the height of the tower (i.e., in this instance, one hundred sixty-five (165) feet), or the minimum principal use setback of the zoning district in which the tower is located, whichever is greater. Further, I understand that Section 4.92.02 (2)(c) of said Zoning Ordinance states that upon notarized written agreement between the tower applicant and the property owner whose property line falls within the specified setback, the minimum setback may be reduced to the principal use setback in the zoning district in which the tower is located, if approved by the Metropolitan Planning Commission as a part of the Use on Review Application for the new tower.

Richard E. Large
6323 Ridgeview Road
Knoxville, TN 37918

10/1/2007

Metropolitan Planning Commission
of Knoxville / Knox County, TN
Fourth Floor, City / County Building
400 Main Street, Suite 403
Knoxville, TN 37902

**Re: U.S. Cellular Corporation
Proposed Telecommunications Tower Site**

Dear Sir or Madam:

Please be advised that the undersigned is the owner of property located at 6323 Ridgeview Road, Knoxville, TN ("Property"); and it is my understanding that U.S. Cellular Corporation proposes to place a telecommunications tower one hundred fifty (150) feet in height on that Property. The undersigned is also the owner of adjacent property at 6325 Ridgeview Road ("Adjacent Parcel") in the vicinity of the proposed tower site.

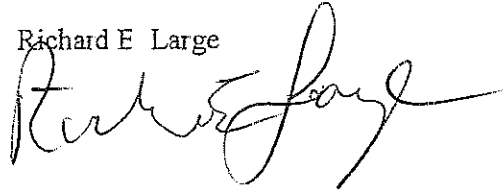
I understand that my Property is currently zoned "Agricultural" under the Knox County, Tennessee Zoning Ordinance. In addition, I understand that Section 4.92.02(2)(a) of said Zoning Ordinance states that telecommunications towers are to be set back from any "Dwelling Unit" located on property zoned "Agricultural" a minimum distance equal to one hundred ten percent (110%) of the height of the tower (*i.e.*, in this instance, one hundred sixty-five (165) feet), or the minimum principal use setback of the zoning district in which the tower is located, whichever is greater. Further, I understand that Section 4.92.02(2)(c) of said Zoning Ordinance states that upon notarized written agreement between the tower applicant and the property owner whose property line falls within the specified setback, the minimum setback may be reduced to the principal use setback in the zoning district in which the tower is located, if approved by the Metropolitan Planning Commission as a part of the Use on Review Application for the new tower.

I also recognize that although my Adjacent Parcel does not contain a Dwelling Unit as defined in the Knox County Zoning Ordinance, the location of the proposed tower is within one hundred sixty-five (165) feet of the common property line shared by my Property and my Adjacent Parcel. Nevertheless, please be advised that I do not object to the location of the proposed tower on my Property. I further support U.S. Cellular's application and request that the Metropolitan Planning Commission approve a reduction of the one hundred ten percent (110%) of the height of the tower setback requirement with regard to U.S. Cellular's application.

Metropolitan Planning Commission
of Knoxville / Knox County, TN
October 1, 2007
Page 2

Thank you for your consideration of this matter

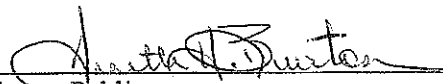
Richard E Large

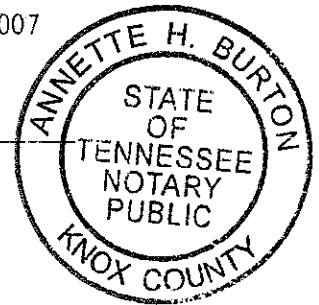


STATE OF TENNESSEE)
COUNTY OF KNOX)

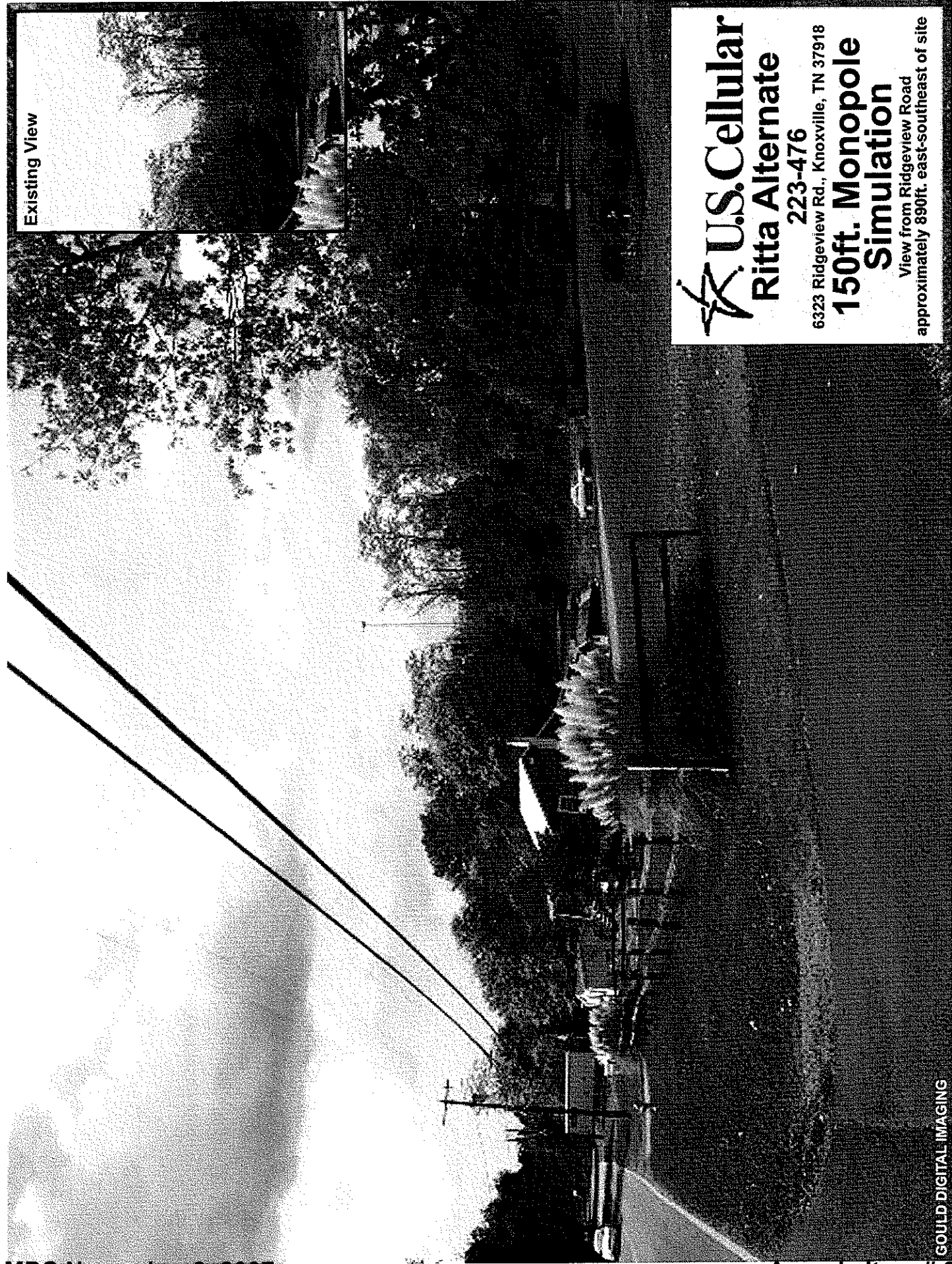
Before me, the undersigned Notary Public of said County and State, personally appeared **RICHARD E. LARGE**, the within named bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within correspondence for the purposes therein contained

Witness my hand and seal at office, this 5th day of October, 2007


Notary Public



My Commission Expires: May 5, 2009

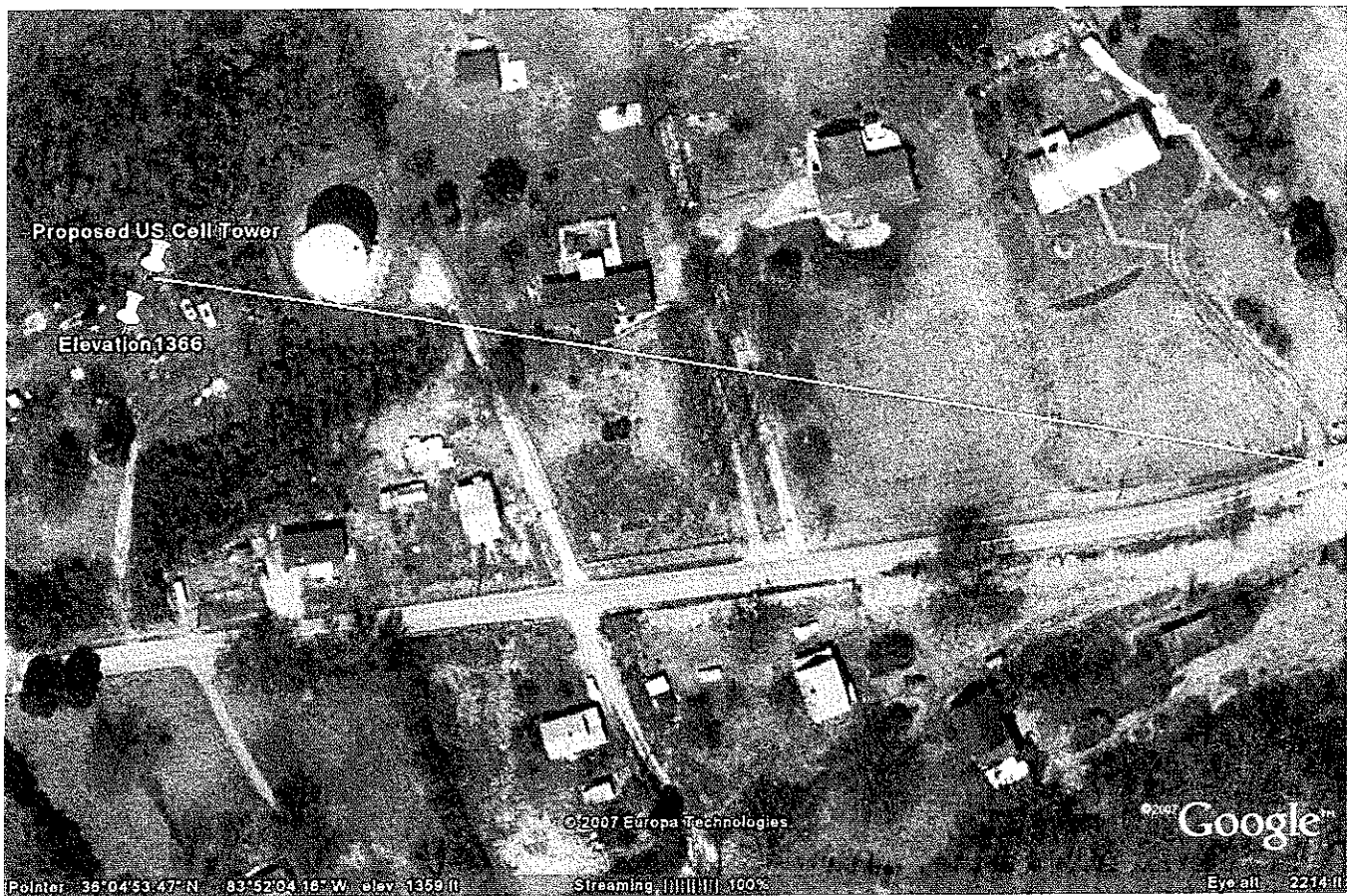


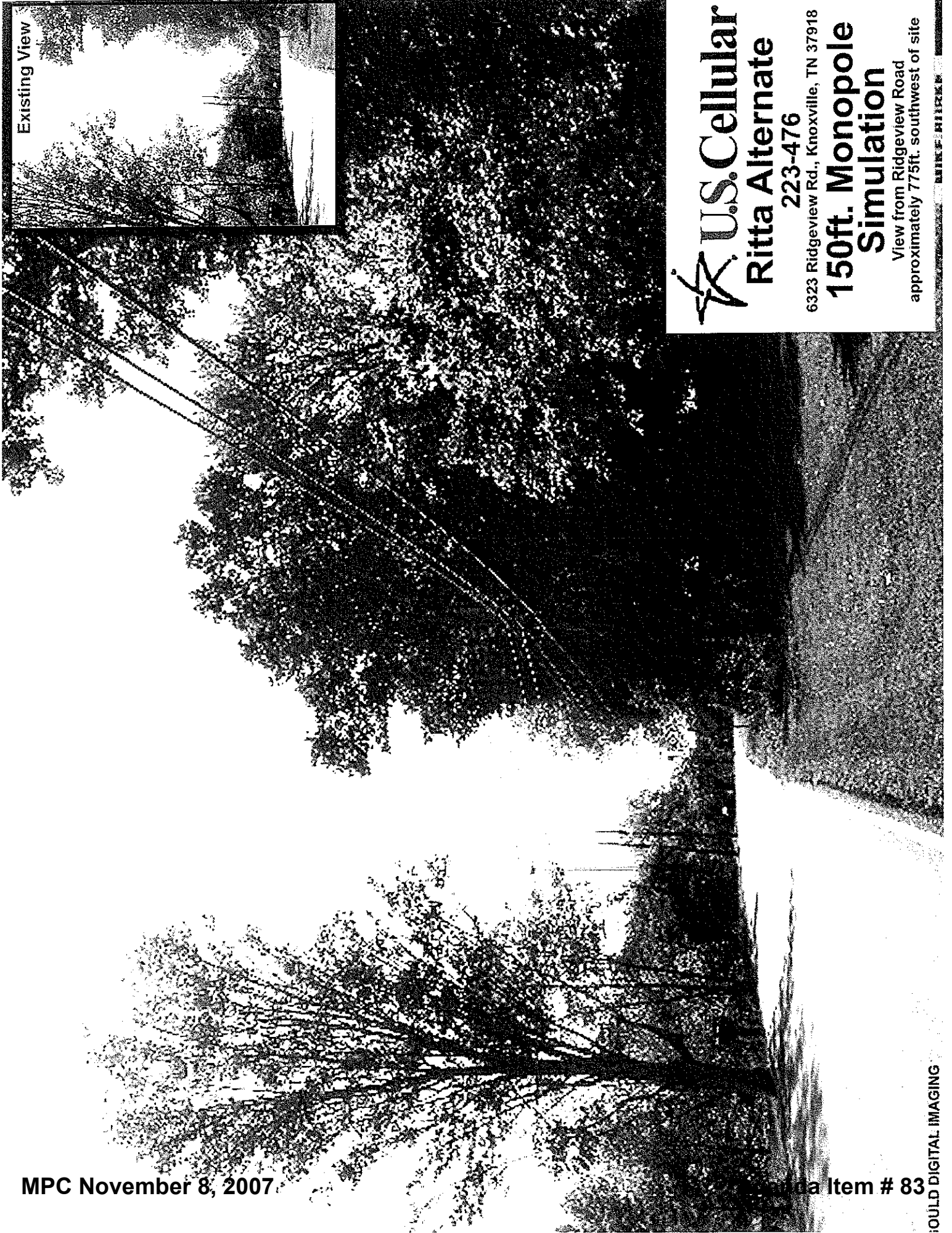
U.S. Cellular
Ritta Alternate
 223-476
 6323 Ridgeview Rd., Knoxville, TN 37918
150ft. Monopole
Simulation
 View from Ridgeview Road
 approximately 890ft. east-southeast of site

Existing View

GOULD DIGITAL IMAGING

EXHIBIT 13





Existing View



Ritta Alternate

223-476

6323 Ridgeview Rd., Knoxville, TN 37918

**150ft. Monopole
Simulation**

View from Ridgeview Road
approximately 775ft. southwest of site

