



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

▶ **FILE #:** 11-E-08-UR

AGENDA ITEM #: 75

AGENDA DATE: 11/13/2008

▶ **APPLICANT:** T-MOBILE SOUTH, LLC
OWNER(S): VALLEY VIEW BAPTIST CHURCH

TAX ID NUMBER: 70 A B 001

JURISDICTION: City Council District 4

▶ **LOCATION:** Northwest side of Old Valley View Dr., west of Fairway Rd.

▶ **APPX. SIZE OF TRACT:** 5.4 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Old Valley View Dr., a local street with a 16' pavement width within a 40' right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Church

▶ **PROPOSED USE:** 240' monopole telecommunications tower on church property

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / RP-1 (Planned Residential)

South: Mixed residential / RP-1 (Planned Residential)

East: Vacant land and residence / RP-1 (Planned Residential)

West: Vacant land and mixed residential / RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: This site is located in an area along Valley View Dr. that has a mix of both single and multiple dwelling structures.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a 240' monopole telecommunications tower in the RP-1 zoning district, subject to the following 6 conditions:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Obtaining the setback variances from the Knox County Board of Zoning Appeals (11-M-08-VA).
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Providing lighting on the tower as required by the FAA.
5. Revising the access drive to a width of at least 15' and obtaining approval from the Knoxville Fire Marshal for the access drive and turnaround.
6. At the time of the request for a building permit, posting a bond or other approved financial surety that would ensure the removal of the tower if it is abandoned.

With the above conditions, this request meets all requirements for approval of a use on review in the RP-1 zone.

COMMENTS:

This is a request for a new 240' monopole telecommunications tower to be located within a 6400 square foot lease area on the northwest side of Old Valley View Dr., west of Fairway Rd. behind the Valley View Baptist Church. The proposed tower will be located behind the church complex in the wooded slope on the south side of Sharps Ridge approximately 480' horizontally from the ridge line for Sharps Ridge and approximately 106' below the average ridge line elevation on the property. The subject property is zoned RP-1 (Planned Residential) and telecommunication towers are considered as a use on review in this district. Proposed access to the lease area will be from a 20' easement utilizing the existing paved driveway to a point that is 175' from the tower site with the remaining access drive proposed as a 12' gravel drive.

This property, along with other properties to the east and west are zoned RP-1. According to the Knoxville Zoning Ordinance, all towers shall be setback from all properties zoned residential, 110% of the height of the tower (264'). The proposed tower is located 70' from the property line to the west and 140' from the property line to the east. The applicant has requested variances from the setback requirements which will be considered by the Knoxville Board of Zoning Appeals on November 20, 2008.

Since the proposed tower is located in a wooded area behind the church complex, landscaping is not required around the base of the tower and equipment enclosure. The tower is designed so it will collapse upon itself in case of a natural disaster or other failure. FAA does require lighting for the tower since it exceeds 200' in height. The tower will support up to 4 telecommunication carrier antenna arrays. T-Mobile will be the principal client for the tower.

According to the applicant there are no existing or acceptable structures within this area that will provide the needed coverage so co-location is not an option. An agreement has been submitted stating that T-Mobile agrees to make all of its facilities available to other wireless providers. (See attached letter from Lannie Greene).

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

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 property, is required to be heavily screened. The existing woods around the site meets that requirement and will reduce the impact of the proposed tower on existing residential property.

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

1. With the stated conditions, the proposed commercial telecommunications tower at this location meets the standards for development within a RP-1 (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed tower is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and One Year Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

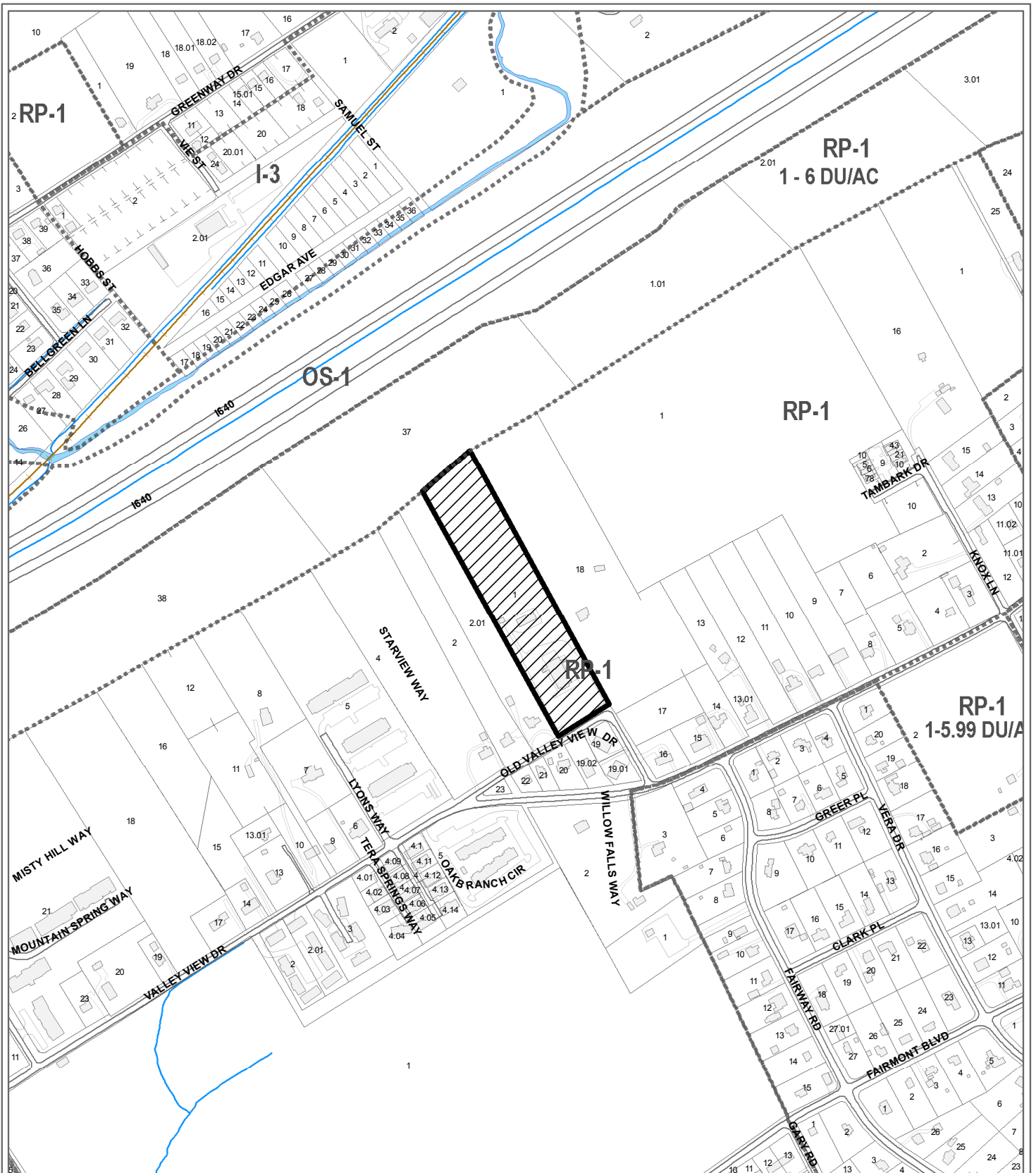
1. The East City Sector Plan identifies this property as medium density residential with a slope protection area on the northern third of the site. The Knoxville One Year Plan identifies the property as medium density residential with an open space designation on the northern third of the site. The site is located in the Urban Growth Area of the Growth Policy Plan.
2. The Knoxville-Knox County Wireless Communications Facility Plan does not address monopole towers

exceeding 199'. Monopole towers between 150' and 199' are considered to be "tall monopoles". Under the guidelines for tower placement section of the Facility Plan, the proposed tower falls within the "Sensitive Area" category because the tower is within 500' of a residence, it is on non-residential property (church site) within a residential area and is on a hillside below a ridgeline (see attached matrix). The Plan discourages tall monopoles within 500' of a residence and on non-residential property (church site) within a residential area. At the proposed location there is only one residence with 500' (approximately 340' from the tower) of the tower and the area between the tower and residence is heavily wooded. The tower is also located behind the church complex in a wooded area. The Plan takes a neutral position on towers that are located on hillsides below the ridgeline. As stated above, the tower is located at an elevation on the hillside that is approximately 106' below the ridgeline.

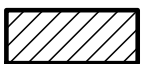
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the 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.



**11-E-08-UR
USE ON REVIEW**

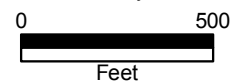


240' monopole telecommunications tower in RP-1 (Planned Residential)

Petitioner: T-Mobile South, LLC

Map No: 70

Jurisdiction: City



Original Print Date: 10/28/2008 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

T MOBILE

USE ON REVIEW APPLICATION #11-E-08-UR

CONSULTANT'S SUMMARY

OLD VALLEY VIEW DRIVE SITE REQUEST

Location: 3521 Old Valley View Dr. (City of Knoxville)

Proposed Tower Height: 240 feet (including lightning rod)

Address: 3521 Old Valley View Drive
Knoxville, Tennessee 37917

District: 4th Councilmanic Dist **Tax Map#:** 70 Tract 001

Use: Telecommunications antenna support structure

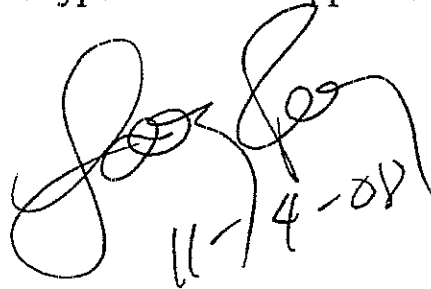
Zoning: RP1 (Planned Residential) but is immediately adjacent to an OS zoned area to the northwest

Variances and waivers: Set back is less than 110% of the tower height to nearest residential property line. The instant application fall zone (110%) overlaps two residential property lines and a variance is required.

Need: The applicant is a communications carrier that provides communication service to area citizens. The applicant in this case is T Mobile, a licensed PCS carrier by the Federal Communications Commission. The carrier has justified a need for service in the area.

Instant Proposal: Construct a 240 foot (maximum) monopole type support structure. Lighting required.

Consultant's Recommendation: The applicant proves adequate justification for the site using a monopole type antenna support structure.



Handwritten signature and date: 11-4-08

**REPORT TO
METROPOLITAN PLANNING COMMISSION**

for

Proposed Telecommunications Tower Site
located on Old Valley View Dr.
Knoxville, TN

T-MOBILE SOUTH LLC

UOR 11-E-08-UR

COMPLIANCE WITH

THE MPC TELECOMMUNICATIONS FACILITY ORDINANCE

11/4/2008

The proposed site for the applicant is on Old Valley View in northeast Knoxville (City) on a hill behind a church. The supporting material from applicant has been reviewed for technical and Federal/State legal compliance.

REQUESTED

1. **Location.** The location is within the **City** of Knoxville limits in **Councilmanic Dist 4** and is located on **Tax Map 70 Tract 01**.

2. **Zoning.** RP-1 (Planned Residential) zone

3. **Tower height.** The requested height is greater than 200 feet (240 feet) above ground level. Lighting will be required on this structure.

4. **Variiances.** The set back requirements in Article 5 Section 20 of the Ordinance for the City of Knoxville cannot be met at this location just below a ridge line and the applicant has requested a variance of the set back line which is required to be 110% of the tower height or in this case 264 feet from the base of the tower which in this case overlaps two adjacent property lines.

5. **Site.** This application is for the construction of a new 240 foot monopole on a hill behind a church just off Old Valley View Drive.

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.

7. **Setbacks.** The setback requirements in Article 4a Section 4a(D) for RP-1 construction is a minimum 110% of the height of the tower from any property

line. (Art. 4 Section 4.4a(1) see also Article 5 Section 20 (4). A variance is required as two sides of the fall zone circle fall over adjacent property lines. However, both parcels are in a wooded area and not close to any residential homes.

8. Height. The proposed structure will be up to 240 feet (maximum including lightning rod) overall height. It will require lighting to meet FAA requirements. (Art.5, Section 20 (3) of the Ordinance.)

9. Alternatives: There are no other alternative antenna support structures in the area.

10. Facilities Plan Compliance: The proposed site is located in Sensitive area in that it is within 500 feet of a residential home, located on a non-residential property (church property) in a residential area, and is located on a hill slightly below the ridgeline. Because of the height (240 feet) and area, this would normally be a Discouraged site, however the fact that the site is located within a wooded area surrounding the base of the tower and that there are no other towers near that could be used to provide the coverage needed by the applicant make this site marginally acceptable when compared with the coverage it will provide with the proposed tower height and will eliminate the need for an additional tower later.

EVALUATION

The following is a list of items reviewed:

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

The MPC Wireless Facilities Plan dated 2004.

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.

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 slightly below a ridgeline in a wooded area behind a church but within an RP-1 zoned area. There will be some impact on the aesthetics of the area.

The location is an area zoned RP-1 (Planned Residential) and is located immediately adjacent to an OS zoned area to the northwest. The area would be characterized as a Sensitive Area area and Discouraged based upon the Land Use/Wireless Facilities Matrix, however, the fact that the site is located within a wooded area surrounding the base of the tower and that there are no other towers near that could be used to provide the coverage needed by the applicant make this site marginally acceptable when compared with the coverage it will provide with the proposed tower height and will eliminate the need for an additional tower later.

Lighting for the structure will be required.

There is a need for the added signal coverage as proposed by the carrier, T Mobile based on the signal contour maps provided and verified by the applicant along the I 640 corridor and the surrounding area along Valley View.

SUMMARY

(1) The proposed antenna support structure is a 240 foot (maximum) monopole including antennas. There is lighting required by the FAA.

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

(3) The area of the proposed site is zoned RP-1. There are residences in the immediate area within 500 feet but isolated by tall trees and heavily wooded terrain.

(4) The proposed equipment housing facility will have no impact on the aesthetics of the adjacent land uses.

(5) 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.

(6) 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 and it is only temporary and seasonal.

(7) There is a variance required for setbacks for the proposed site as the fall zone of the tower (264 feet) does partially lie within two residential property lines, but the overlap is in a wooded area and of no hazard to the residential homes.

(8) The proposed site and structure will have no environmental impact within the federal guidelines as it is located on an existing Electronic Site.

(9) 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.

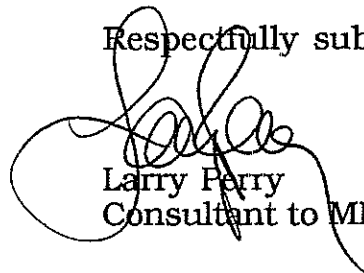
(10) The proposed frequencies to be used by the various applicants who plan to use the site should present no problem nor any interference to area reception of commercial television or radio signals.

(11) There is a need for the structure in this area to provide signal coverage for the surrounding area by the applicant.

SUMMARY

In light of the analysis and review of documents, it is my professional opinion that the applicant **has justified** the showing for the site on Old Valley View Road adjacent to a church building complex and should have minimal impact on the surrounding land uses.

Respectfully submitted,

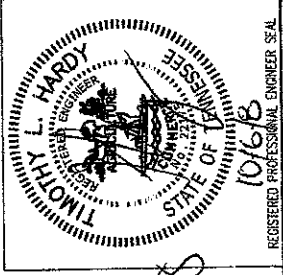
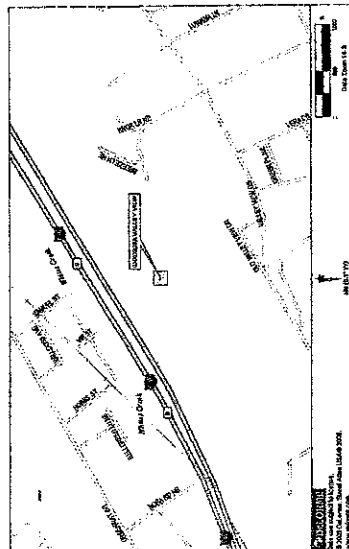
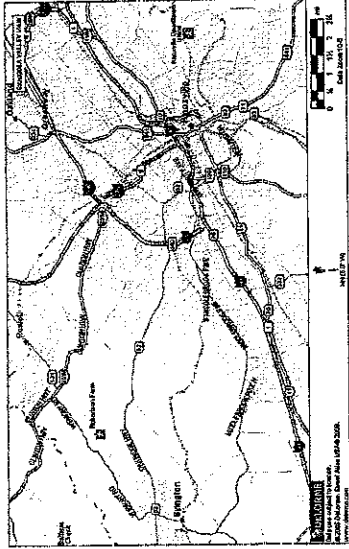


Larry Perry
Consultant to MPC

SITE DEVELOPMENT PLANS FOR T-MOBILE SOUTH, LLC

SITE #: 9KX0308A
 SITE NAME: VALLEY VIEW
 SITE ADDRESS: 3521 VALLEY VIEW DRIVE
 KNOXVILLE, TENNESSEE 37917

SIGNATURE AUTHORIZATIONS:	
IF ENGINEER APPROVAL:	DATE:
CONSTRUCTION MANAGER APPROVAL:	DATE:
SITE ACQUISITION AGENT APPROVAL:	DATE:
LAND OWNER APPROVAL:	DATE:
OPS APPROVAL:	DATE:
ZONING/PERMITTING APPROVAL:	DATE:



101708
 VICINITY MAP
 (NOT TO SCALE)
 11-E-08-UR

DIRECTIONS:
 FROM KNOXVILLE: TAKE I-640 TO EXIT 8 AND TURN RIGHT ON TO WASHINGTON
 TAKE I-640 TO WASHINGTON TO VALLEY VIEW DRIVE AND TO
 VALLEY VIEW WASHINGTON PROCESS. I-640 IS ALONG VALLEY VIEW DRIVE AND
 TURN RIGHT. THE SITE IS STRAIGHT AHEAD.

- GENERAL NOTES:**
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE KNOX COUNTY REGULATIONS.
 - CONTRACTOR SHALL NOTIFY TENNESSEE ONE CALL AT LEAST 3 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION TO VERIFY LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.
 - ALL UTILITIES WITHIN ROADWAY SHALL BE BACKFILLED WITH STONE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXPENSE DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. SUCH AS: SIGNAGE, CURBS, STRIPING, TO DRAINAGE, UTILITIES, PAVEMENT, STRIPPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL UNUSABLE MATERIALS FROM THE SITE.
 - CONTRACTOR SHALL COORDINATE WITH POWER COMPANY PROVIDING TEMPORARY SERVICE FOR CONSTRUCTION FACILITIES DURING CONSTRUCTION.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED ABOUT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS DRAWING. THEY ARE BASED UPON RECORDS FROM VARIOUS UTILITY COMPANIES. MEASUREMENTS, THIS INFORMATION IS NOT TO BE TAKEN EXACT OR COMPLETE.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION OF EXISTING UTILITIES WHICH MAY CONFLICT WITH PROPOSED IMPROVEMENTS.
 - THIS PROJECT WILL NOT REQUIRE WATER OR SEWER SERVICE.
 - CONTRACTOR SHALL REMOVE ANY DIRT OR MUD FROM TIRES OF ANY CONSTRUCTION VEHICLES PRIOR TO LEAVING SITE.
 - REFER TO BUILDING/TOWER PLANS FOR PROPOSED DIMENSIONS AND OTHER SPECIFICS WHICH ARE NOT SHOWN.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A PROPER TRAFFIC CONTROL PLAN FOR PUBLIC SAFETY ADJACENT TO CONSTRUCTION SITE. THE TRAFFIC CONTROL PLAN MUST BE IN ACCORDANCE WITH LATEST MUTCD EDITION.

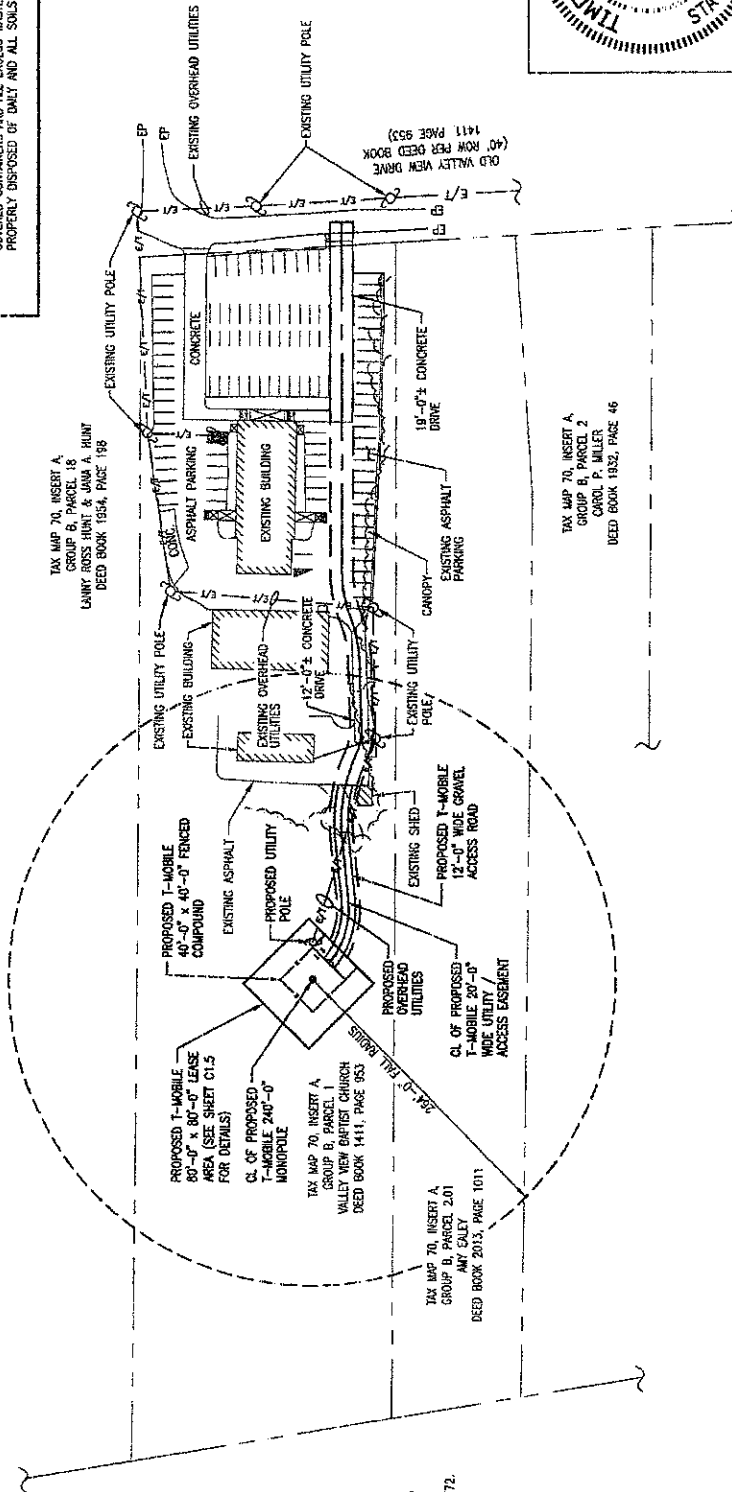
Tennessee One Call System, Inc.
 1-800-351-1111

NOTICE TO CONTRACTORS
 SHOULD ANTIPOCALYPTIC, ARCHAEOLOGICAL FEATURES OR HUMAN REMAINS BE DISCOVERED DURING CONSTRUCTION, STOP WORK IMMEDIATELY AND CONTACT THE T-MOBILE FIELD CONSTRUCTION MANAGER FOR INSTRUCTIONS.

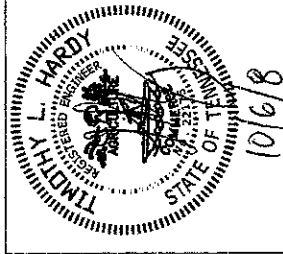
TELEPHONE CO.: BELL SOUTH CONTACT: CUSTOMER SERVICE PHONE: (866) 620-6000	ELECTRIC CO.: KNOXVILLE UTILITIES P.O. BOX 9907 KNOXVILLE, TN 37950-8017 CONTACT: CUSTOMER SERVICE PHONE: (865) 924-2911	COORDINATES: LATITUDE: 36° 01' 23.16" N LONGITUDE: -83° 54' 22.79" W GROUND ELEV: 1221 FT. AMSL	PROPERTY ZONING:
BUILDING PERMIT: KNOX COUNTY	LANDLORD INFO: VALLEY VIEW BAPTIST CHURCH 3521 VALLEY VIEW DRIVE KNOXVILLE, TN 37917	LESSOR: T-Mobile T-MOBILE - NASHVILLE MARKET 3800 EZZELL ROAD, SUITE 815 NASHVILLE, TENNESSEE 37211 CONTACT: REAL ESTATE DEPARTMENT	ENGINEER: HARDY ENGINEERING, INC. 209 LINDEN STREET TRIUNSVILLE, ALABAMA 35173 CONTACT: TIM HARDY PHONE: (205) 658-1427 MOBILE: (205) 222-7563
INDEX:		REV. DATE:	
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NOTES:

1. BOUNDARY AND EXISTING SITE FEATURES ARE BASED ON THE SURVEY. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THIS DRAWING.
2. CONTRACTOR SHALL FURNISH ALL MATERIALS FOR 200 AMP SERVICE.
3. GROUNDING OF ANTENNAS MOUNTS, COAX, AND EQUIPMENT SHALL BE IN ACCORDANCE WITH T-MOBILE'S SPECIFICATIONS. COAX SHALL BE GROUNDING JUST BELOW ANTENNAS, AT MID-ELEVATION, AND AT BOTTOM OF TOWER.
4. SITE TO BE RESTORED BACK TO LESSOR'S ORIGINAL SPECS.
5. ANY MATERIALS STORED ON SITE SHALL BE STORED IN CLOSED OR COVERED CONTAINERS AND ALL EXCESS WASTE MATERIALS WILL BE PROPERLY DISPOSED OF DAILY AND ALL SOILS REMOVED FROM SITE.



OVERALL SITE LAYOUT
(SCALE: 1" = 100'-0")

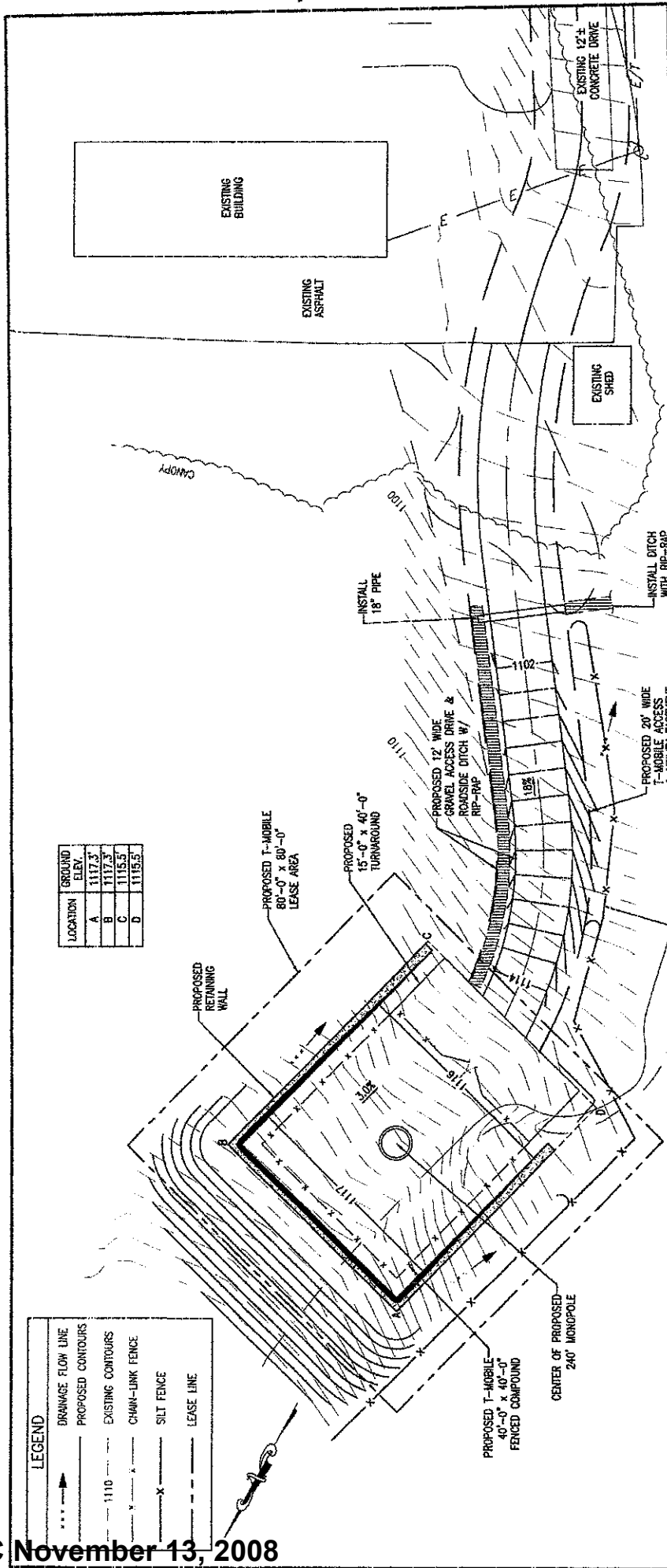


10/6/8

ITEM	REVISIONS	BY	CHK. BY	DATE

DATE:	10-06-08
BY:	J.E. STEGER
DATE:	10-06-08
BY:	T.L. HARDY

PROJECT:	OVERALL SITE LAYOUT
CLIENT:	9KX0308C SITE, VALLEY VIEW
LOCATION:	ANKOVILLE, TENNESSEE
OWNER:	T-MOBILE SOUTH LLC
ADDRESS:	NASHVILLE, TENNESSEE
PROJECT NO.:	9KX0308_C1
SCALE:	AS SHOWN
SHEET NO.:	C1



LOCATION	GROUND ELEV.
A	1117.3
B	1117.3
C	1115.5
D	1115.5

LEGEND

—	DRAINAGE FLOW LINE
---	PROPOSED CONTOURS
---	EXISTING CONTOURS
---	CHAIN-LINK FENCE
---	SILT FENCE
---	LEASE LINE

TIMOTHY L. HARDY
 REGISTERED PROFESSIONAL ENGINEER SEAL
 STATE OF TENNESSEE
 10168
 REGISTERED PROFESSIONAL ENGINEER SEAL
SITE GRADING PLAN
 9X4008A SITE: VALLEY VIEW
 KNOXVILLE, TENNESSEE
 T-MOBILE SOUTH LLC
 NASHVILLE, TENNESSEE
 200% KX0008 CO. 20% AS SHOWN 00% CO

HARDY ENGINEERING, INC.
 ENGINEERING AND CONSULTING
 209 LINDER STREET, P.O. BOX 706
 TRUSSVILLE, AL 35173
 PHONE: (205) 655-1427 FAX: (205) 661-8827

DATE: 10-3-08
 BY: A. KIRK
 DATE: 10-3-08
 BY: T.L. HARDY

SITE GRADING PLAN
 (SCALE: 1" = 20'-0")

REVISIONS	BY	CHK. BY	DATE

11-E-08-UR

MITTRIX

FOR YOUR BETTER

October 22, 2008

Knoxville-Knox County
Metropolitan Planning Commission
400 Main Street, Suite 403
City County Building
Knoxville, TN 37902

RE: T-Mobile Proposed 240' Monopole Tower @ 3521 Old Valley View Drive (Parcel ID -070AB001): 9KX0308/Valley View

Dear Honorable Commission Members:

On behalf of T-Mobile and the land owner, Valley View Baptist Church, I respectfully submit this application for a Use on Review of a wireless telecommunications facility. This facility is to be built for T-Mobile's wireless network. The proposed project includes a 240' monopole tower to be located within a wooded area of a RP-1 zoned parcel and located just between I-640 and Valley View Drive. This particular site will provide service to the heavily residential areas along Valley View Drive.

Due to the location of the proposed site the tower structure will not meet the requirement of 110% of the height of tower from residential uses. A variance request has been submitted to the City of Knoxville and will be heard on November 20. We ask that the Metropolitan Planning Commission approve this request with the condition that the requested variance be approved by the Board of Zoning Appeals.

T-Mobile is a building a new wireless network for the metropolitan Knoxville area. This new network is providing a new choice for wireless users in the Knoxville area and in northeast Tennessee. In 2006 cell phone usage overtook landline usage and more and more residents of Tennessee now use their cell phone as their only phone.

In addition to providing improved service to T-Mobile customers, the proposed antenna location is needed to meet Federal Communications Commission (FCC) requirements for Enhanced 911 (E911) service. The wireless E911 program is divided into two phases. Phase I requires wireless carriers, upon request from a local Public Safety Answering Point (PSAP), to report the telephone number of wireless 911 caller and the location of the antenna that received the call. Phase II of the E911 program requires wireless carriers to provide far more precise location information, within 50 to 100 meters in most cases. Provisions of E911 service in accordance with FCC requirements is a major component of the need for additional cell sites.

2421 St. Martin Way
Monroe, GA 30656

(678) 920 - 1262 (Office)
(678) 609 - 1458 (Fax)

T-Mobile has already co-located or in the process of co-locating on several sites in Knox County and the City of Knoxville. In some cases T-Mobile has gone through the added expense of making significant modifications to make existing structures work. Unfortunately, there were no existing or acceptable structures within the target area available for co-location. The search radius is very specific due to T-Mobile's proposed network which includes the above mentioned sites that are currently slated for co-location.

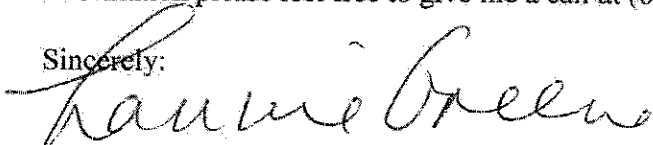
Due to the proximity to residential areas The Land Use/Wireless Facilities Matrix discourages the proposed facility, however, T-Mobile still has an obligation to provide reliable service to its customers. This includes providing service to residential areas and providing E911 service. The proposed site was initially proposed to be on the ridge but in order to avoid this location T-Mobile is proposing a 240' monopole tower, which is an expensive alternative. Additionally the site is located on a property developed with a church and its location is well screened by heavily wooded areas and there are no residential structures within close proximity of the proposed structure.

I submit the following Pursuant to the Facilities Plan adopted by the Metropolitan Planning Commission in 2002:

- (1) View Protection – The monopole tower is proposed to be at a maximum height of 240' (including lightening rod). The proposed structure is a monopole tower which is considered the least obtrusive.
- (2) Land Use Compatibility - The subject property is zoned RP-1, Planned Residential and is developed with the Valley View Baptist Church. The site will be screened by heavily wooded areas. This facility will be unmanned and will add no substantial increase in noise, air pollution, or traffic. Furthermore the proposed facility will not burden any county services.
- (3) Design Compatibility –The facility design, which will include a monopole tower will not impact the existing uses of surrounding properties. Monopoles are often considered the least obtrusive type of structure.

Finally, the proposed site will meet all local, state, and federal requirements in its design, construction, and operation. I appreciate your time in reviewing this application. If you require additional documentation or information please feel free to give me a call at (678) 920 – 1262.

Sincerely:



Lannie Greene
Mitrix, Inc.
(678) 920 - 1262



11-E-08-UR

October 7, 2008

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

RE: T-Mobile Intent to Allow Co-location on proposed Tower
9KX0308

Honorable Commissioners:

Please allow this letter to confirm that T-Mobile agrees to make all of its wireless telecommunications facilities in Knox County and the City of Knoxville available to other wireless providers for co-location, provided such facilities are structurally and technically able to accommodate additional providers and provided that the wireless provider and T-Mobile can agree to all reasonable terms and conditions.

Sincerely:

A handwritten signature in cursive script, appearing to read "Lannie Greene".

Lannie Greene
Mittrix, Inc. for T-Mobile
(678) 920 - 1262

11-E-08-UR

Old Valley View

*

**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							

	Co-Location	Stealth Structure	Low Monopole Below 90'	Moderate Monopole 90'-150'	Tall Monopole 150'-199'	Lattice Tower	Guyed Tower
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							

	Co-Location	Stealth Structure	Low Monopole Below 90'	Moderate Monopole 90'-150'	Tall Monopole 150'-199'	Lattice Tower	Guyed Tower
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

* * *

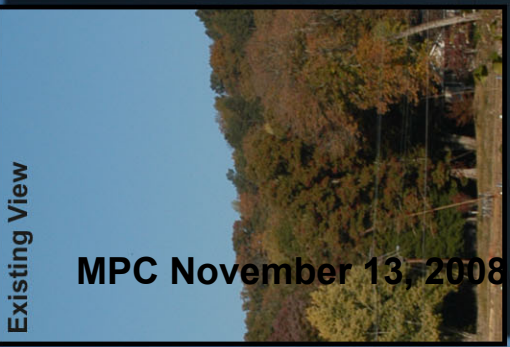


Photo Simulations

3521 Old Valley View Drive
11 – E – 08 - UR
9KX0308 / Valley View

Existing View

MPC November 13, 2008



T-Mobile
Agency Item 75

Valley View Baptist Church
9KX0308

352 Old Valley View Dr., Knoxville, TN

240ft. Monopole
Simulation

View from Knox Drive
approximately 2,100ft. east of site

Existing View

MPC November 13, 2008



T-Mobile

Valley View Baptist Church
9KX0308

352 Old Valley View Dr., Knoxville, TN

240ft. Monopole
Simulation

View from Old Valley View Drive
approximately 700ft. south of site

Existing View

MPC November 13, 2008



T-Mobile

Valley View Baptist Church
9KX0308

352 Old Valley View Dr., Knoxville, TN

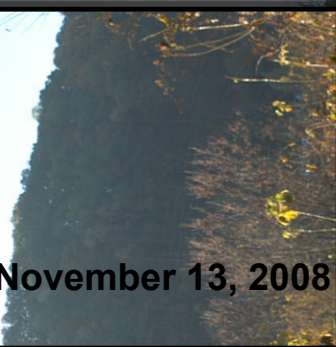
240ft. Monopole
Simulation

View from Lyon's Way
approximately 850ft. west of site

Agent Item 2475

Existing View

MPC November 13, 2008



T-Mobile

Valley View Baptist Church
9KX0308

352 Old Valley View Dr., Knoxville, TN

240ft. Monopole
Simulation

View from Greenway Drive
approximately 2,350ft. north of site