



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

▶ **FILE #:** 7-E-09-UR

AGENDA ITEM #: 48

AGENDA DATE: 7/9/2009

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

OWNER(S): WAYNE & ORA MAE AMANN

TAX ID NUMBER: 105 104

JURISDICTION: County Commission District 5

▶ **LOCATION:** Southeast side of Andes Rd., west of Chert Pit Rd.

▶ **APPX. SIZE OF TRACT:** 2.14 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Andes Rd., a major collector street with a 19' pavement width within a 50' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek & Ten Mile Creek

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** 100 foot monopole telecommunications tower

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Low density residential / A (Agricultural)

South: Residential subdivision / RA (Low Density Residential)

East: Low density residential / A (Agricultural)

West: Low density residential / A (Agricultural)

NEIGHBORHOOD CONTEXT: The proposed site is located at the transition between low density residential/agricultural property and a residential subdivision.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a 100 foot monopole telecommunications tower with close mount antenna arrays in an A (Agricultural) zoning district subject to 6 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Revising the access drive to a minimum width of at least 18 feet with any driveway grades over 8% being paved to a standard to be determined by the Knox County Department of Engineering and Public Works. A turnaround area shall also be provided at the end of the driveway subject to approval by the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
5. Installing the proposed landscaping as shown on the landscape plan within six months of the tower becoming operational.

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 A zone.

COMMENTS:

This is a request for a new 100 foot monopole telecommunications tower to be located within a 1,600 square foot lease area located on a 2.14 acre tract. The subject property is zoned A (Agricultural) and telecommunication towers are considered as a use on review in this district. The property is heavily wooded and is located along the southern boundary of the Agricultural District adjacent to an established subdivision that is zoned RA (Low Density Residential).

The proposed tower site will have access to Andes Rd. by a 30 foot wide access easement. Grades for the access drive to the tower site are proposed at about 5.5%. A condition has been recommended that the access drive to the site have a minimum width of 18 feet and if the finished grade is over 8 % a paved driveway meeting the requirements of the Knox County Department of Engineering and Public Works will be required.

The proposed tower is required to be located 110 feet (110% of the tower height) from the nearest residence. The tower site is located 115 feet from the closest property line (to the east) and is approximately 185 feet to the nearest residence.

The visual impact on nearby residences will be minimal due to the tree coverage on this site. The applicant will be installing a 6 foot high security fence surrounding the tower and equipment area. A landscape screen is also being provided around the lease site.

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 3 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. There are no other towers within one mile of the proposed tower that could provide the coverage needed by the applicant.

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 100' 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. A landscaped screen will be provided around the tower site, the impact on nearby residences will be minimal.

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, Northwest County Sector Plan and Wireless Communications Facility Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. Since this is a heavily wooded area, 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 Northwest County Sector Plan proposes low density residential uses for this area. The proposed development is consistent with this land designation.
2. The Wireless Communications Facility Plan identifies the proposed 100' monopole as a "moderate" monopole. Under the guidelines for Tower Placement section of the Facility Plan, the proposed tower falls within the "Sensitive" category which takes a neutral position on moderate monopoles located within 500' of a

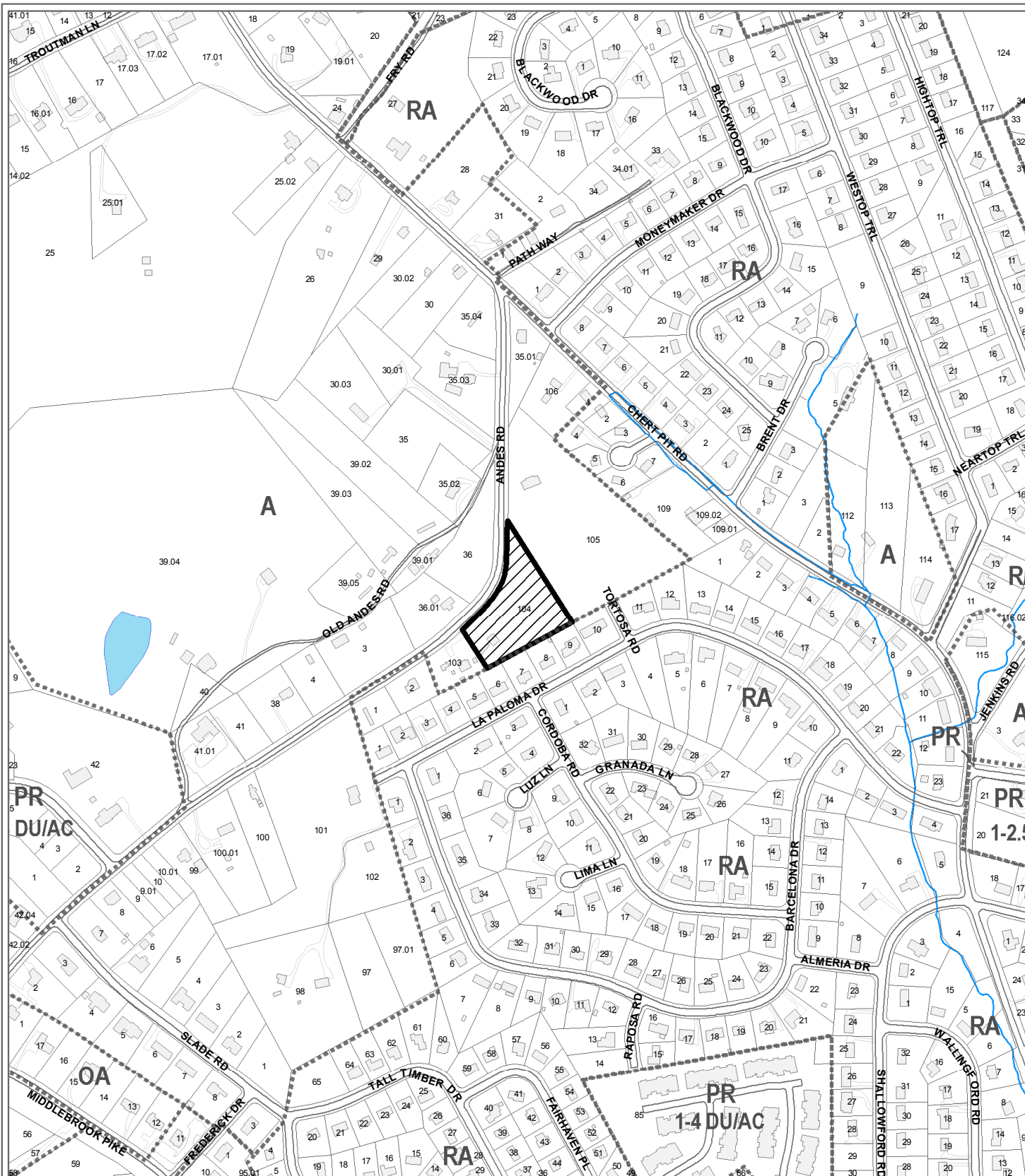
residence.

3. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

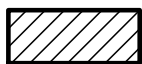
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



**7-E-09-UR
USE ON REVIEW**



100' monopole telecommunications tower in A (Agricultural)

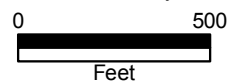
Original Print Date: 6/23/2009
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: U. S. Cellular Corporation

Map No: 105

Jurisdiction: County



US CELLULAR

Telecommunications Tower Site Review

USE ON REVIEW APPLICATION # 7-E-09-UR

CONSULTANT'S SUMMARY

CHERT PIT ROAD SITE

Knox County

Location: 1504 Andes Road (Northwest Knox County near Chert Pit Road)

Proposed Tower Height: 100 foot Monopole

Address: 1504 Andes Road
Knoxville, Tennessee

District: # 5 County **Map Number:** 105 **Parcel** 104

Use: Telecommunications antenna support structure

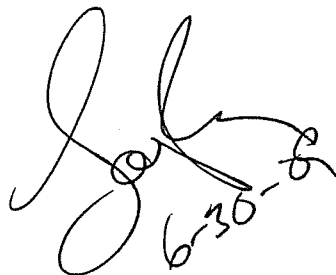
Zoning: A (Agricultural)

Variances and waivers: None required or requested

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

Instant Proposal: Construct a 100 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. The applicant has proven a need for the site to comply with its FCC mandated coverage requirements.

A handwritten signature in black ink, followed by the date "6-30-09". The signature is stylized and appears to be "John".

**REPORT TO
METROPOLITAN PLANNING COMMISSION**

for

Proposed Telecommunications Tower Site
Located at 1504 Andes Road
Knoxville, TN known as

CHERT PIT SITE #223496

US CELLULAR

UOR 7-E-09-UR

COMPLIANCE WITH

THE MPC TELECOMMUNICATIONS FACILITY ORDINANCE

6/29/2009

The proposed site for the applicant is a 100 foot monopole antenna support structure (including antennas and lightning rod) to be located just south of Chert Pit Road on Andes Road in North West Knox County. The supporting material from applicant has been reviewed for technical and Federal/State legal compliance As well as with the Knoxville City 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 in **District 5** and is located on **Tax Map Number 105 Parcel 104**

2. **Zoning.** A (Agricultural)

3. **Tower height.** The requested height is 100 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 4.92 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 110 feet from the nearest property line. The proposed site meets that requirement and no variances are required.

5. **Site.** This application is for the construction of a new monopole type antenna support structure to be located in a wooded parcel and is on a hill overlooking Andes Road.

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 is 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/property line. The applicant meets that requirement and no variances are required.

8. **Height.** The proposed structure is for 100 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)

Knoxville City Wireless Communications Facilities Plan dated 2002.

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

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

Review support structure drawings and specifications with applicant

Review FAA lighting and marking requirements and proposals

Review FCC requirements regarding signal coverage, towers and lighting

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

Review Site plan by applicant
Check Zoning

Check setbacks for building and antenna support structure

Check for compliance with Wireless Communication Facility Plan

Check proximity to other structures and district boundaries

Check nature of surrounding land uses

Check surrounding foliage and tree coverage

Check design of tower for esthetic changes

Check height requirements necessary for coverage

Check separation from other towers

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.

The site elevation at this location is 1156 feet. It is located in a wooded parcel surrounded by heavily wooded timberland.

The request is for a 100 foot monopole of which US Cellular will use the top 15 feet and the additional usable next 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 good 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 on a parcel of land that is agricultural and is heavily wooded. The site would be screened from any area roads by the woods.

It is located in an A zoned area.

I am a little concerned about the structure height and additional users in the future. There are 75 foot tall trees surrounding the proposed site which will limit future expansion of the site for other users. I would rather see this site at 120 feet allowing for 3 other users in the future. The FCC recently allocated additional carriers in the area that will be needing sites and I would like to see this tower increased slightly in height to accommodate some of the new carriers with they start their buildout rather than they having to erect new taller towers.

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 (100 feet) coupled with no lighting requirements and located on wooded land and in an agricultural zone pretty much away from any residences or other structures. This structure should have no or minimal impact on the view in the area.

(2) **Land Use Compatibility**---The proposed site is on a hill in a wooded field. The structure and associated building/facilities would be compatible with the local land use and the surrounding area is wooded to the south, north and west. 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 is the least obtrusive type antenna support structures.

(A) **Opportunity Areas**---This proposed site is in an area zoned Agricultural (A). It is unlikely to become a blighting influence on the surrounding area due to the remote location. The site is in an opportunity Area in that it is in an Agricultural pasture surrounded by woods.

(B) **Sensitive Areas**---This site is not in a sensitive area as it is isolated and surrounded by woods and although located within 500 feet of a residence, there should be no impact on the area.

(C) **Avoidance Areas**---This location is not in an avoidance area although on a slight hill but the surround area is rolling hills.

SUMMARY

(1) The proposed antenna support structure is a 100 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 slightly wooded and zoned Agricultural. There are residences within 500 feet of the tower but the structure due to its low height should have no impact on the area.

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

(6) The proposed equipment 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. Should additional landscaping be required, the applicant is agreeable to providing same.

(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 waivers requested or required.

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

(12) 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.

(13) 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.

(14) There is a need for the structure in this area to provide for the wide spectrum wireless internet service and for other wireless voice

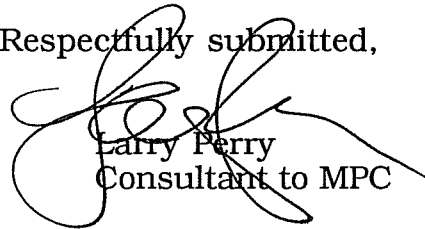
and data services to be provided under government regulation by the various proposed carriers who plan to use the site.

(15) The applicant has proven a need for the site and coverage to be provided by this location.

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.

Respectfully submitted,



Larry Perry
Consultant to MPC

7-E-09-UR

**EXHIBIT 7.
LAND USE/WIRELESS FACILITIES MATRIX**

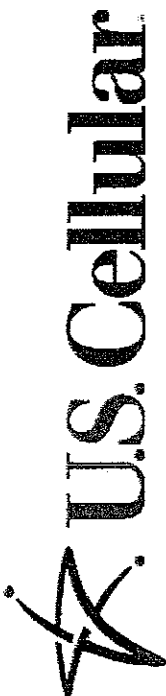
	Co-Location	Stealth Structure	Low Monopole Below 90'	Moderate Monopole 90'-150'	Tall Monopole 150'-199'	Lattice Tower	Guyed Tower
Opportunity Areas	Industrial/Business Park						
	Industrial Use						
	Pre-approved Government-owned Property						
	Urban Expressway Corridor						
	Rural/Heavily Wooded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

Sensitive Areas	Within 500' of a residence *			Neutral			
	Rural Residential						
	Non-residential Properties in a Residential Area (church, cemetery, library, etc.)						
	Multi-family Residential						
	On Hill Below Ridgeline						

7-E-09-UR

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



9731 COGDILL ROAD,
SUITE 200
KNOXVILLE, TN 37932
(865) 777-7030

SITE SUMMARY

SITE NAME
CHERT PIT TOWER SITE

SITE NUMBER
#223496

SITE ADDRESS
1204A ANDES ROAD
KNOXVILLE, TN

SITE OWNER
U.S. CELLULAR CORPORATION
9731 COGDILL ROAD, SUITE 200
KNOXVILLE, TN, 37932

APPLICANT
U.S. CELLULAR CORPORATION
9731 COGDILL ROAD, SUITE 200
KNOXVILLE, TN, 37932

ZONING
A

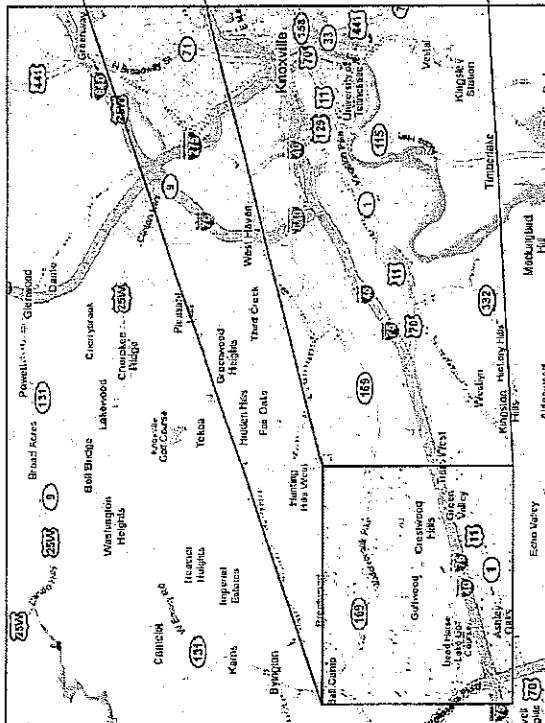
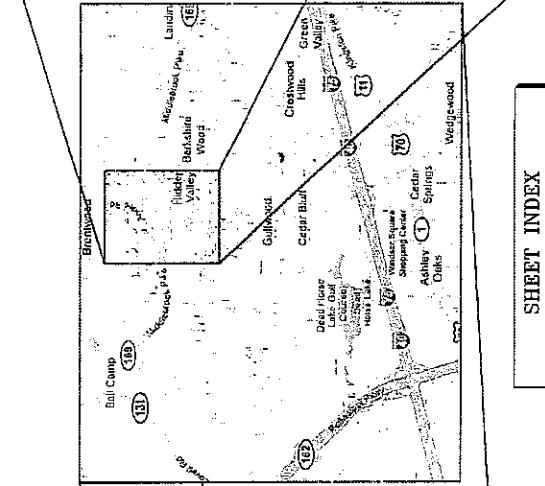
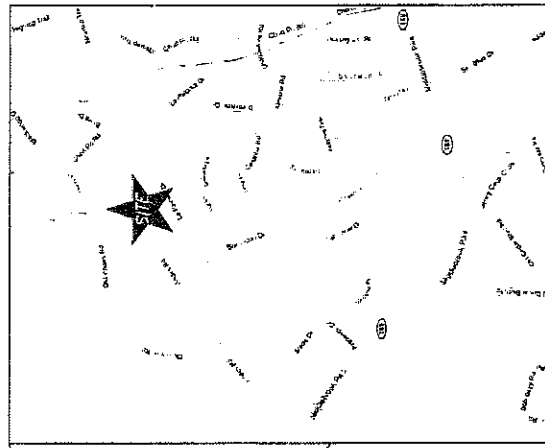
AREA
LEASERHOLD AREA - 0.03 AC, 1,650 SQ. FT.
ACCESS EASEMENT - 0.07 AC, 3,572 SQ. FT.

PROPOSED TOWER INFORMATION
TOWER TYPE - MONOPOLE
HEIGHT - 173'
LONGITUDE - 084° 05' 31.235"
PROPOSED HEIGHT - 100'

PARCEL NUMBER
PARCEL ID - TRAX MAP 105 PARCEL 104

DIRECTIONS

FROM KNOXVILLE CITY CENTER WEST ON I-75 TO I-75 SOUTH APPROXIMATELY 1.4 MI. TO TURN RIGHT ON THE CEDAR BLUFF RD EXIT, EAST 379A, TURN LEFT ONTO EXCLUSIVE PARK, DR. GO 0.31 MI TURN RIGHT ONTO CEDAR BLUFF RD. GO 1.6 MI, TURN LEFT ONTO MIDDLEBROOK PINE HWY/79-169 W. GO 0.4 MI, TURN RIGHT ONTO ANDES RD. GO 0.6 MI, TO 1204A ANDES RD KNOXVILLE, TN.



SHEET INDEX

SHEET NUMBER	DESCRIPTION
TOP 1	SITE SURVEY & LEGAL DESCRIPTIONS
C100	SITE ACCESS PLAN
C200	TOWER ELEVATION PLAN
C300	TOWER GRADING PLAN
C500	DETAILS
C501	NOTES & DETAILS
C502	DETAILS
C503	DETAILS
C504	LANDSCAPE PLAN
C700	ELECTRICAL PLAN
E100	ELECTRICAL NOTES
E102	ELECTRICAL NOTES
E109	ELECTRICAL NOTES
E202	GROUNDING NOTES
E203	GROUNDING DETAILS

VISION
ENGINEERING AND DEVELOPMENT SERVICES, INC.
280 PRINCE STREET
SEVIERVILLE, TN 37862
PHONE: (865) 774-7771

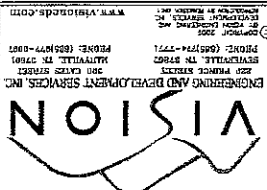
U.S. Cellular
9731 COGDILL ROAD
SUITE 200
KNOXVILLE, TN 37932
PHONE: (865) 777-7030

www.visioneds.com

7-E-09-UR

EXHIBIT 1

CHERT PIT TOWER SITE
LOCATED IN KNOX COUNTY, TENNESSEE
CONSTRUCTION DOCUMENTS
PREPARED FOR U.S. CELLULAR
U.S. CELLULAR SITE NO. 223496



U.S. Cellular
9731 COGDILL ROAD
KNOXVILLE, TN 37932
PHONE: (865) 777-7030

DATE: 02-19-09
REVISIONS

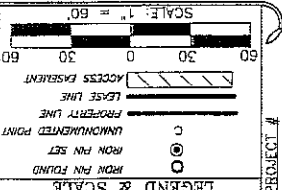
SCALE: N.T.S.

PROJECT #
081210-01 WAK

U.S. Cellular
 875 CORDILL ROAD
 KNOXVILLE, TN 37932
 (615) 771-7030

VISION
 ENGINEERING AND DEVELOPMENT SERVICES, INC.
 1225 PRINCE STREET
 WARRYLEE, TN 37090
 PHONE: (615) 771-7771
 FAX: (615) 771-7772
 WWW.VISIONES.COM

U.S. CELLULAR TOWER SITE SURVEY
 LOCATED IN: KNOX COUNTY, TENNESSEE
 "CHERT PIT" TOWER SITE
 TOWER SITE LEASOLD AREA SURVEY
 PREPARED FOR U.S. CELLULAR
 U.S. CELLULAR SITE NO. 223496



PROJECT #
 081210-01.DWG
 ANS

U.S. CELLULAR'S 30' WIDE TOWER INGRESS / EGRESS AND PUBLIC UTILITY EASEMENT DESCRIPTION
 BEING A 30' WIDE TOWER INGRESS / EGRESS AND PUBLIC UTILITY EASEMENT EXTENDING FROM THE SOUTH MARGIN OF ANDES ROAD TO THE NORTH MARGIN OF U.S. CELLULAR'S TOWER SITE LEASOLD AREA.

COMMENCE AT AN IRON PIN FOUND 500.00 FEET BEING LOCATED IN THE CORNER OF THE SOUTH MARGIN OF ANDES ROAD TO THE NORTH MARGIN OF U.S. CELLULAR'S TOWER SITE LEASOLD AREA, BEING LOCATED AT CHAIN LINK BEING THENCE N 29° 43' 05" E FOR A DISTANCE OF 65.28' TO AN IRON PIN SET BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING:
 S 61° 10' 38" E FOR A DISTANCE OF 28.72 FEET TO AN IRON PIN SET TANGENTIAL CURVE.
 SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET, WHOSE LONG CHORD BEARS S 47° 40' 58" E A CHORD DISTANCE OF 30.33 FEET, AND WHOSE SHORT CHORD BEARS S 70° 07' 15" E A CHORD DISTANCE OF 30.33 FEET, INTERSECTING AT A POINT OF INTERSECTION WITH A TANGENTIAL CURVE.
 S 34° 11' 19" E FOR A DISTANCE OF 63.45 FEET TO AN IRON PIN SET BEING THE POINT OF BEGINNING.
 S 32° 27' 31" W FOR A DISTANCE OF 28.60 FEET TO A POINT ON THE LEASOLD AREA LINE.
 S 32° 27' 31" W FOR A DISTANCE OF 28.60 FEET TO A POINT ON THE LEASOLD AREA LINE.
 N 31° 11' 18" W FOR A DISTANCE OF 68.40 FEET TO THE BEGINNING OF A SAID CURVE TURNING TO THE LEFT THROUGH, HAVING A RADIUS OF 35.00 FEET, AND WHOSE LONG CHORD BEARS N 47° 40' 58" W FOR A CHORD DISTANCE OF 16.40 FEET TO A POINT OF INTERSECTION WITH A TANGENTIAL CURVE.
 N 61° 07' 34" W FOR A DISTANCE OF 98.04 FEET TO THE POINT OF BEGINNING, CONTAINING 337,272 SQUARE FEET (7.69 ACRES).

BEING A PORTION OF THE PROPERTY CONVEYED TO WAYNE F. AMMAN & ORS, MAE OF RECORD IN DEED BOOK 2023 PAGE 830 OF THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.

U.S. CELLULAR'S TOWER SITE DESCRIPTION
 BEGINNING AT AN IRON PIN SET AT THE NORTHERN MOST CORNER OF U.S. CELLULAR'S TOWER SITE LEASOLD AREA, BEING LOCATED AT CHAIN LINK BEING (AND B3) GRID COORDINATE NORTH 538244.8414, EAST 281156.1254.

FROM THE POINT OF BEGINNING:
 S 37° 32' 29" E FOR A DISTANCE OF 40.00 FEET TO AN IRON PIN SET
 S 37° 32' 31" W FOR A DISTANCE OF 40.00 FEET TO AN IRON PIN SET
 N 57° 37' 29" W FOR A DISTANCE OF 40.00 FEET TO AN IRON PIN SET
 N 57° 37' 29" W FOR A DISTANCE OF 40.00 FEET TO AN IRON PIN SET
 THENCE CONTINUING ALONG THE SAME BEARING N 32° 27' 31" E FOR A DISTANCE OF 35.68 FEET, BEING A COMBINED DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 750.00 SQUARE FEET (0.03 ACRES).

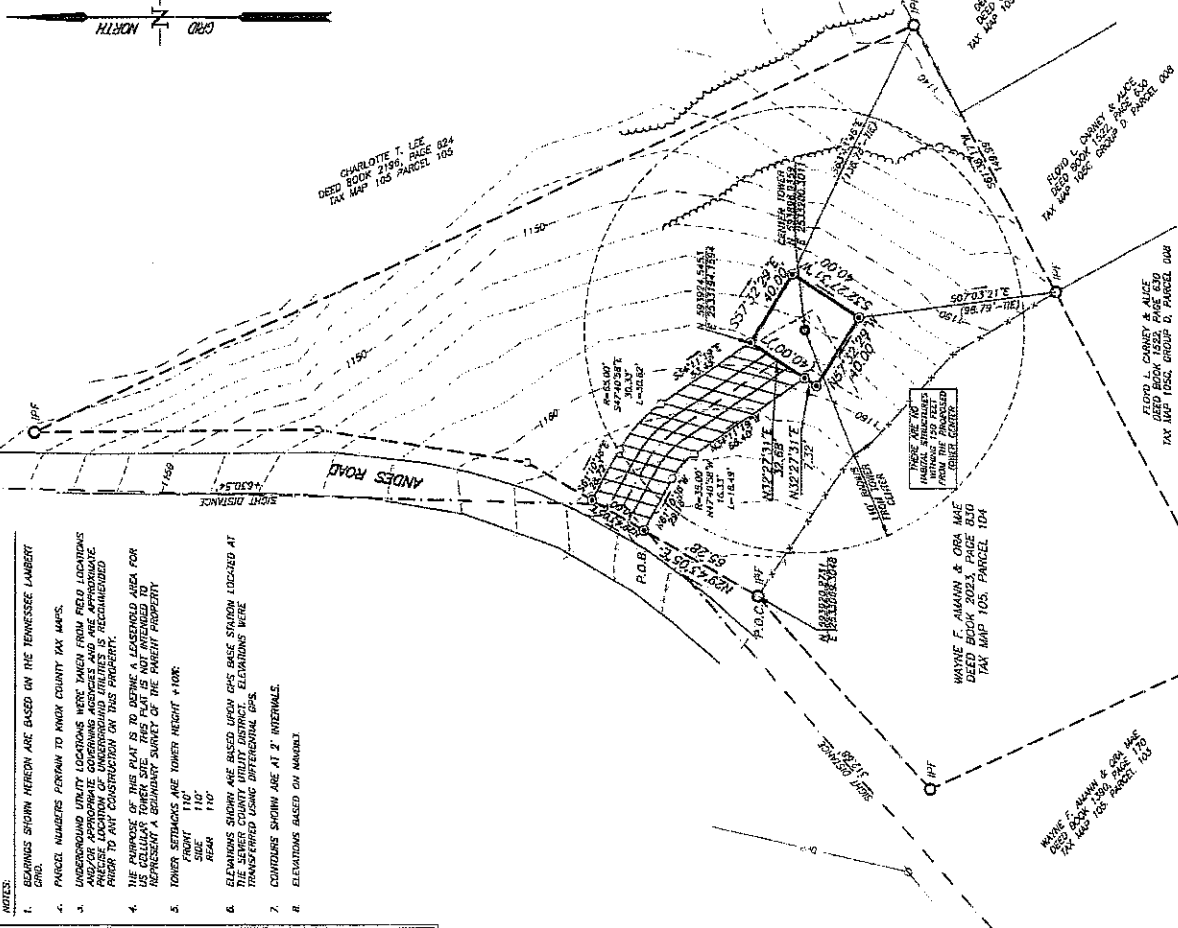
BEING A PORTION OF THE PROPERTY CONVEYED TO WAYNE F. AMMAN & ORS, MAE OF RECORD IN DEED BOOK 2023 PAGE 830 OF THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.

CERTIFICATION
 I, THE SURVEYOR, HAVE PERSONALLY EXAMINED THE ORIGINAL FIELD NOTES AND INSTRUMENTS AND HAVE FOUND THAT THE ACCURACY OF THE SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF THE ORIGINAL FIELD NOTES AND INSTRUMENTS TO BE BETTER THAN 1:10,000.

I, FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED ACCORDING TO THE STANDARDS OF THE SURVEYING PROFESSION AND THAT IT IS TRUE AND CORRECT AS SHOWN ON THESE PLANS AND MAPS. ANY INSTRUMENTS OR RECORDS WHICH WERE USED IN THE PERFORMANCE OF THIS SURVEY HAVE BEEN FULLY CHECKED AND FOUND TO BE CORRECT.

THE REQUIREMENTS SHOWN HEREIN ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE SURVEYING BOARD, WHICH IS THE AUTHORITY CHARGED WITH THE REGULATION OF THE SURVEYING PROFESSION IN THE STATE OF TENNESSEE.

DATE: 08/26/09
 SURVEYOR: JAMES N. BARNES, JR.
 REGISTERED SURVEYOR NO. 2299



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE LAMBERT GRID.
2. PARCEL NUMBERS PERTAIN TO KNOX COUNTY TAX MAPS.
3. UNDERGROUND UTILITY LOCATIONS WERE TAKEN FROM FIELD LOCATIONS AND/OR APPROPRIATE GOVERNING AGENCIES AND ARE APPROXIMATE. PRECISE LOCATION OF UNDERGROUND UTILITIES IS RECOMMENDED PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY.
4. THE PURPOSE OF THIS PLAN IS TO DEFINE A LEASEHOLD AREA FOR THE TOWER SITE. THE BOUNDARIES SHOWN REPRESENT A BOUNDARY SURVEY OF THE PARENT PROPERTY.
5. TOWER SETBACKS ARE TOWER HEIGHT +100:
 FRONT 110'
 SIDE 110'
 REAR 110'
6. ELEVATIONS SHOWN ARE BASED UPON GNS BASE STATION LOCATED AT THE POINT OF BEGINNING. ELEVATIONS WERE TRANSFERRED USING DIFFERENTIAL GPS.
7. CONTOURS SHOWN ARE AT 2' INTERVALS.
8. ELEVATIONS BASED ON MANDRA.

U.S. CELLULAR'S TOWER INFORMATION & PROPERTY DATA INFORMATION

EXPANDED TOWER INFORMATION
 TOWER TYPE - 35' MAST
 LENGTH - 231'
 PROPOSED HEIGHT - 100'
 PROPOSED TOWER ELEVATION - 1155.67
 PROPOSED TOWER ELEVATION - 1155.67

PARCEL TOWER INFORMATION
 PROPERTY ADDRESS - 1526A ANDES ROAD
 PARCEL ID - TAX MAP 105 PARCEL 104
 DEED REFERENCE - DE 2023 PG. 830

ACRES
 LEASOLD AREA - 0.03 AC. 1,600 SQ. FT.
 ACCESS EASEMENT - 0.07 AC. 1,372 SQ. FT.



U.S. Cellular
 9731 COBBLE ROAD
 KNOXVILLE, TN 37922
 (605) 777-7025

DATE: 2-6-08	REVISIONS
1-DATE: 02-13-08	
2-DATE: 05-21-08	
C1.00 SHEET #	

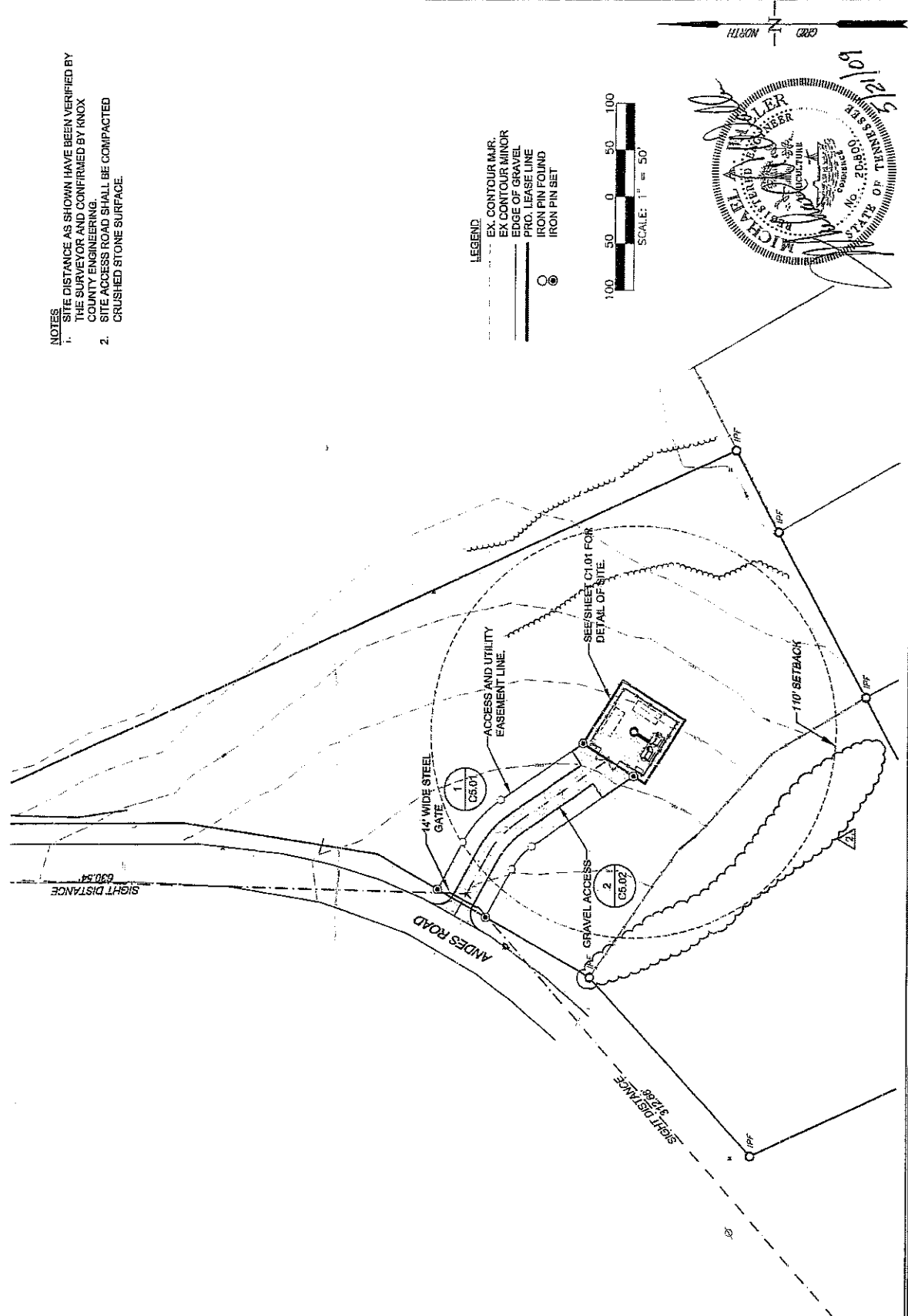
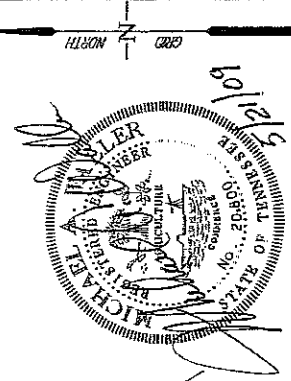
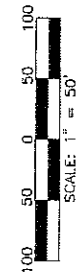
VISION
 ENGINEERING AND DEVELOPMENT SERVICES, INC.
 208 FRANK STREET
 KNOXVILLE, TN 37901
 PHONE: (605) 777-0957
 WWW.VISIONIDS.COM

SITE ACCESS PLAN
 'CHERT PIT' TOWER SITE
 LOCATED IN: KNOX COUNTY, TENNESSEE
 PREPARED FOR U.S. CELLULAR
 U.S. CELLULAR SITE NO. 223496

PROJECT # 081210-01
 WAK

- NOTES**
- SITE DISTANCE AS SHOWN HAVE BEEN VERIFIED BY THE SURVEYOR AND CONFIRMED BY KNOX COUNTY ENGINEERING.
 - SITE ACCESS ROAD SHALL BE COMPACTED CRUSHED STONE SURFACE.

- LEGEND:**
- EX. CONTOUR M.A.R.
 - EX. CONTOUR MINOR
 - EDGE OF GRAVEL
 - PRO. LEASE LINE
 - IRON PIN FOUND
 - IRON PIN SET



US Cellular
 1274 CORDILL ROAD
 KNOXVILLE, TN 37932
 (855) 777-7030

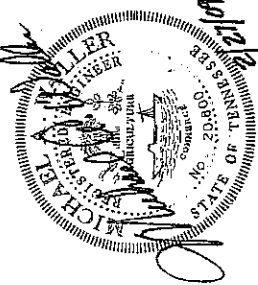
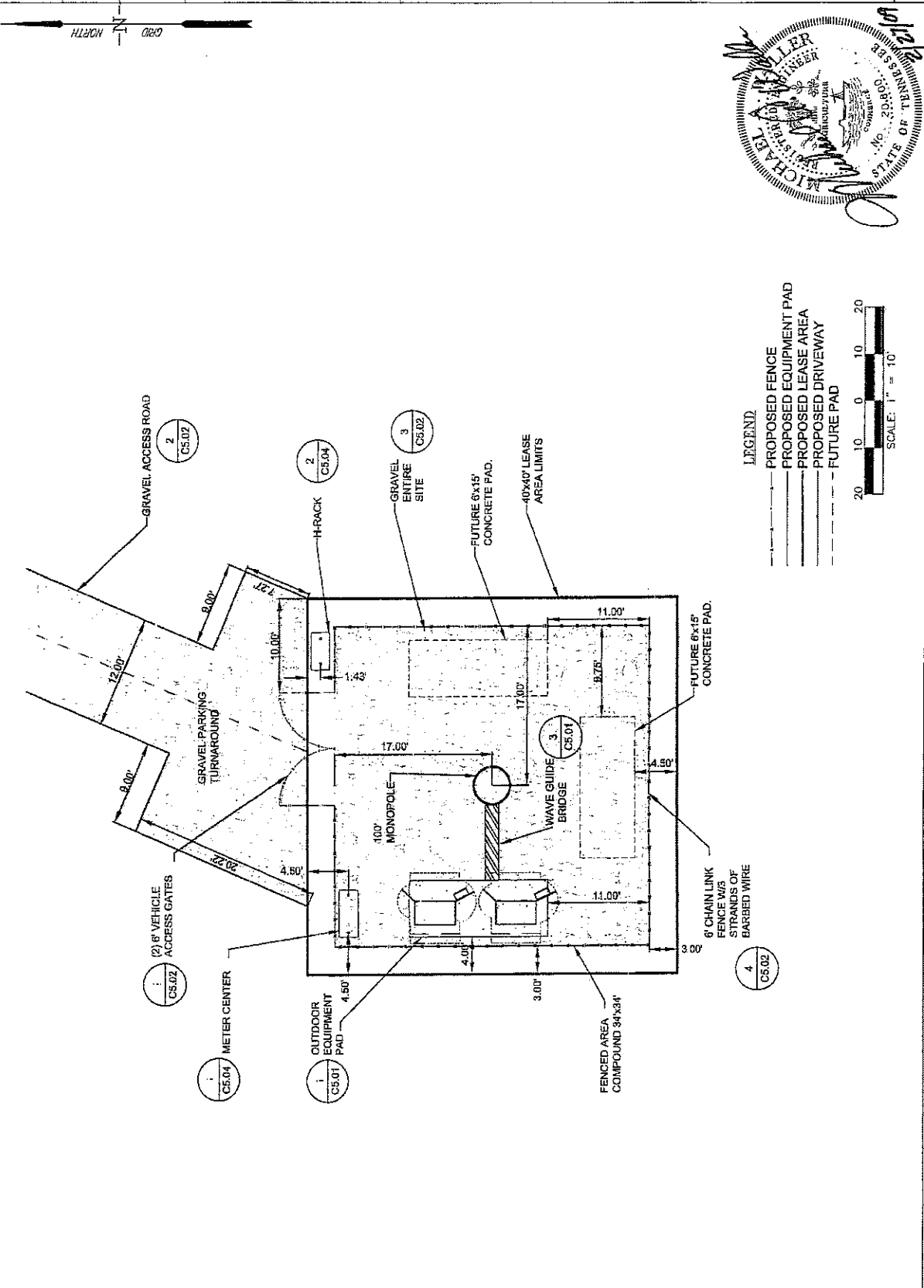
DATE: 02-19-08
 REVISIONS:
 SHEET # C1.01

VISION
 ENGINEERING AND DEVELOPMENT SERVICES, INC.
 200 PINE STREET
 KNOXVILLE, TN 37902
 PHONE: (605) 774-7773
 WWW.VISIONEDS.COM

SITE PLAN

CHERT PT. TOWER SITE
 LOCATED IN KNOX COUNTY, TENNESSEE
 CONSTRUCTION DOCUMENTS
 PREPARED FOR U.S. CELLULAR
 U.S. CELLULAR SITE NO. 223496

PROJECT # 081210-01 WAK




LEGEND

- PROPOSED FENCE
- PROPOSED EQUIPMENT PAD
- PROPOSED LEASE AREA
- PROPOSED DRIVEWAY
- FUTURE PAD

SCALE: 1" = 10'

20 10 0 10 20



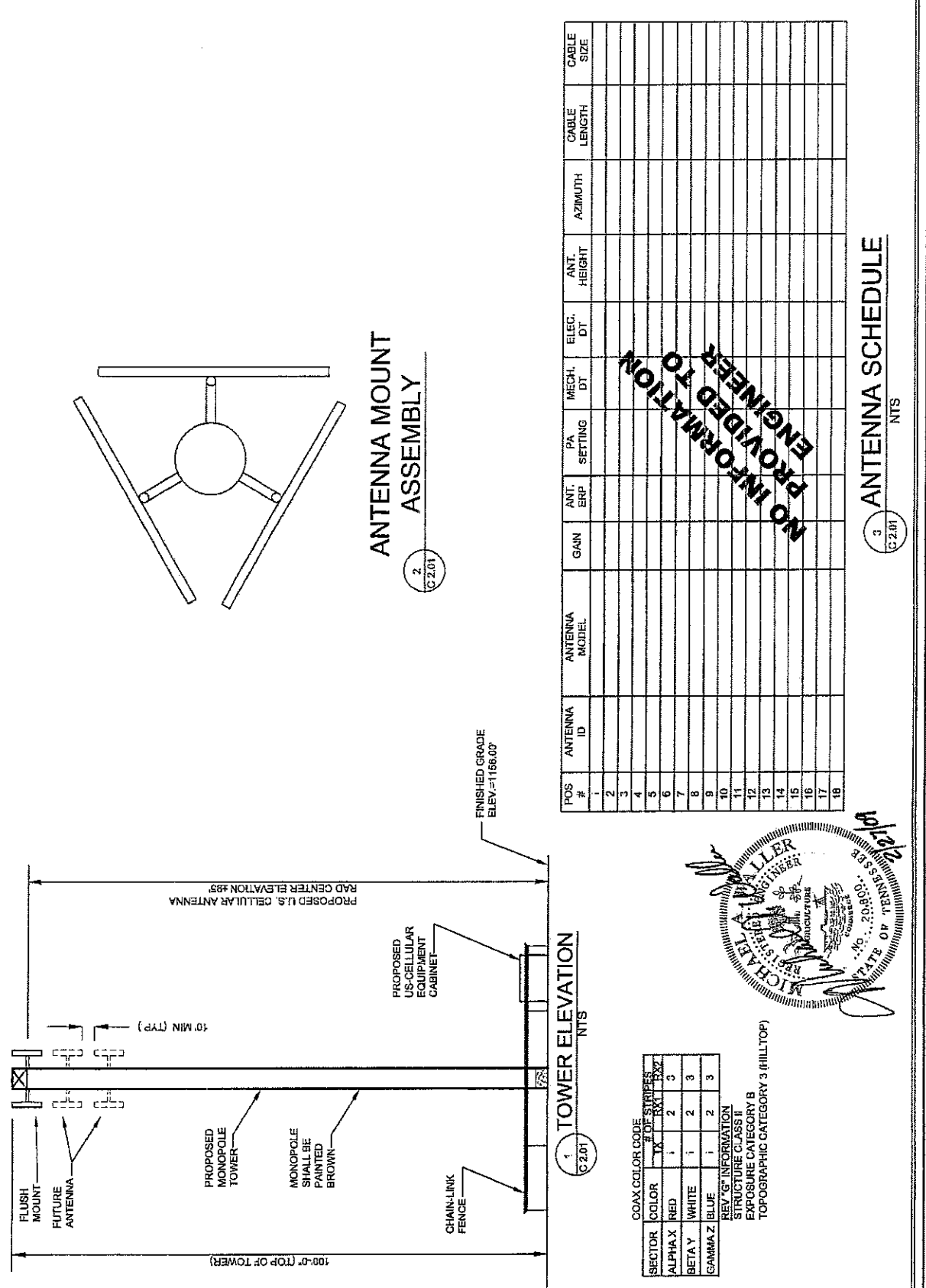
VISION
ENGINEERING AND DEVELOPMENT SERVICES, INC.
300 PARK STREET
MEMPHIS, TN 38103
PHONE: (901) 777-8877
WWW.VISIONDS.COM

TOWER ELEVATIONS

"CHERT PIT" TOWER SITE
LOCATED IN: KNOX COUNTY, TENNESSEE
CONSTRUCTION DOCUMENTS
PREPARED FOR U.S. CELLULAR
U.S. CELLULAR SITE NO. 223496

DATE: 2-6-09
REVISED:
DATE: 02-18-05
SHEET # **C2.01**

PROJECT # 081210-01 WAK



POS #	ANTENNA ID	ANTENNA MODEL	GAIN	ANT. ERP	PA SETTING	MECH. DT	ELEG. DT	ANT. HEIGHT	AZIMUTH	CABLE LENGTH	CABLE SIZE
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											

NO INFORMATION PROVIDED TO ENGINEER

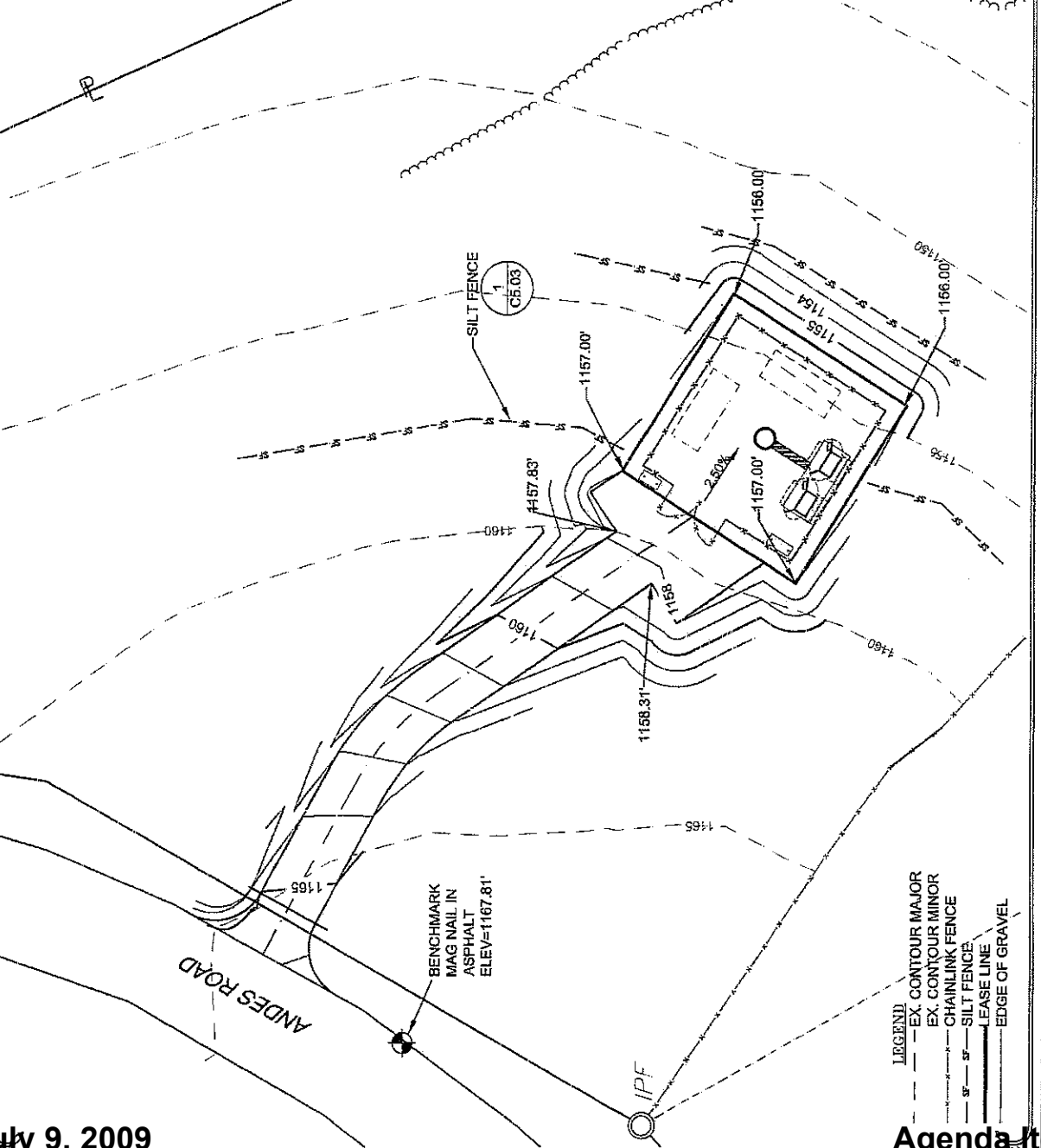
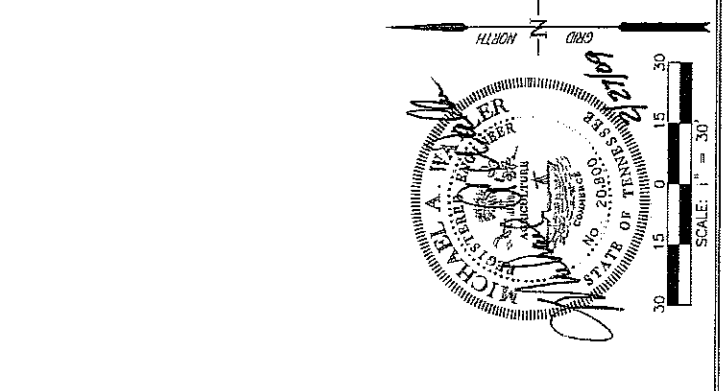
SECTOR	COAX COLOR	COAX COLOR CODE	# OF STRIPES
ALPHA X	RED	1A	2
BETA Y	WHITE	1	2
GAMMA Z	BLUE	1	2

REV "G" INFORMATION
STRUCTURE CLASS II
EXPOSURE CATEGORY B
TOPOGRAPHIC CATEGORY 3 (HILLTOP)



3 ANTENNA SCHEDULE
NTS
C2.01

- NOTES:**
1. TYPICAL FINISH GRADES ARE TO TOP OF STONE PROVIDE VEGETATION CONTROL FOR SUBGRADE PRIOR TO PLACEMENT OF STONE.
 2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON SITE AT ALL TIMES. SILT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED ON THE DOWN SLOPE SIDE OF THE SITE AT ALL TIMES. ANY DRAINAGE DAMAGE TO ADJACENT PROPERTIES WILL BE CORRECTED AT CONTRACTORS EXPENSE.
 3. SEEDING AND MULCHING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE SITE DEVELOPMENT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING AN ADEQUATE COVER OF VEGETATION OVER THE SITE FOR A ONE YEAR PERIOD. ALL SEEDING AND MULCHING SHALL BE PER T.D.O.T. SPECIFICATIONS SECTION 807-SEEDING.
 4. TREES INTERFERING WITH CONSTRUCTION SHALL BE REMOVED FROM THE SITE. NO VEGETATION OR DEBRIS SHALL BE ALLOWED TO FALL OVER SLOPE.
 5. MAX CUT / FILL SLOPE 3:1.



- LEGEND**
- EX. CONTOUR MAJOR
 - EX. CONTOUR MINOR
 - CHAINLINK FENCE
 - SILT FENCE
 - LEASE LINE
 - EDGE OF GRAVEL

US Cellular
 1051 GOSWELL ROAD
 KNOXVILLE, TN 37922
 (615) 777-7030

VISION
 ENGINEERING AND DEVELOPMENT SERVICES, INC.
 330 CANTON STREET
 MEMPHIS, TN 38103
 PHONE: (901) 774-7771
 FAX: (901) 774-7771
 WWW.VISIONDESIGN.COM

LANDSCAPE PLAN
 CHERT PIT TOWER SITE
 LOCATED IN: KNOX COUNTY, TENNESSEE
 CONSTRUCTION DOCUMENTS
 PREPARED FOR U.S. CELLULAR
 U.S. CELLULAR SITE NO. 223496

SCALE
 1" = 10'
 20 10 0 10 20

PROJECT # 081210-01 WAK

- NOTES:**
1. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING VEGETATION.
 2. IF SELECTED TRIMMING OF THE EXISTING TREES IS NECESSARY, A CERTIFIED TREE SURGEON SHALL BE USED TO TRIM EXISTING FOLIAGE.
 3. INSTALL STAKES FOR TREE SUPPORT (3 EACH).
 4. INSTALL A 3' WIDE BY 2' HIGH LANDSCAPE BED GATE. PLACE PINE BARK MULCH ON LANDSCAPE BED. MULCH SHALL BE 4" THICK. CONTRACTOR IS RESPONSIBLE FOR PROVIDING 12 MONTH WARRANTY.
 5. TREES OR SHRUBS MUST BE CAPABLE OF FORMING A CONTINUOUS HEDGE AT LEAST FIVE FEET IN HEIGHT AND SCREENING THE BASE OF THE TOWER FROM PUBLIC VIEW WITHIN TWO YEARS OF PLANTING AND SHALL BE PLANTED AND MAINTAINED IN HEALTHY CONDITION.
 6. U.S. CELLULAR IS RESPONSIBLE FOR LONG TERM MAINTENANCE OF THE LANDSCAPING.

LANDSCAPE PLANTS

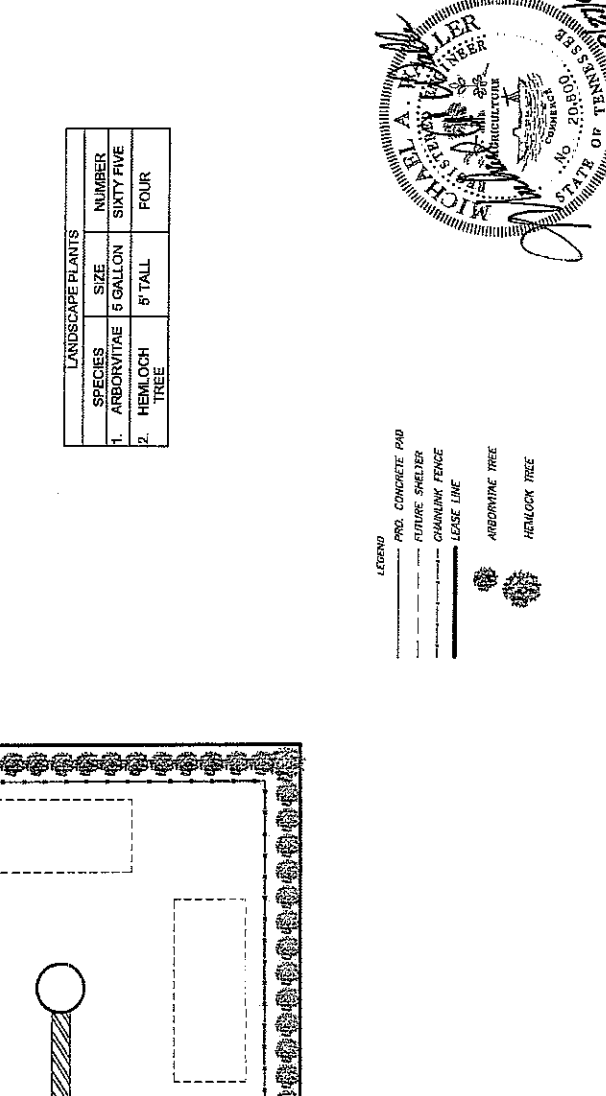
SPECIES	SIZE	NUMBER
1. ARBORVITAE	5 GALLON	SIXTY FIVE
2. HEMLOCK TREE	8' TALL	FOUR

PROPOSED 3' WIDE LANDSCAPE BED

ARBORVITAE (TYP.)

HEMLOCK TREE (TYP.)

(2) 6' VEHICLE ACCESS GATES



- LEGEND**
- PROG. CONCRETE PAD
 - FUTURE SHELTER
 - CHAINLINK FENCE
 - LEASE LINE
 - ARBORVITAE TREE
 - HEMLOCK TREE

KRAMER RAYSON LLP
ATTORNEYS AT LAW

POST OFFICE BOX 629
KNOXVILLE, TENNESSEE 37901-0629

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JOHN B. RAYSON
JOHN T. JOHNSON JR.
WARREN L. GOOCH
WAYNE R. KRAMER
EDWARD G. PHILLIPS
THOMAS M. HALE
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BEECHER A. BARTLETT JR.
ROBERT W. KNOLTON
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JOHN E. WINTERS
ROBERT L. BOWMAN
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FRANCIS L. LLOYD JR.
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105 DONNER DRIVE, SUITE B
OAK RIDGE, TENNESSEE 37830
TELEPHONE 865 220-5134
TELECOPIER 865 220-5132

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

June 1, 2009

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 July 9, 2009 Metropolitan Planning Commission meeting. Such Use-On-Review Application requests approval for a proposed cellular communications monopole to be located on property owned by Wayne F. Amann and wife, Ora Mae Amann, at 1504 Andes 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 owners, Wayne F. Amann and Ora Mae Amann
2. Information Summary and Table of Contents
3. Ten (10) copies of the Development Plan with Exhibits 1 through 14 attached
4. USCC's check in the amount of Three Thousand One Hundred Dollars (\$3,100.00), made payable to the Metropolitan Planning Commission. This check represents payment of (i) \$1,600.00, which amount is double the usual \$800.00 fee for filing a Use-on-Review Application for a site in an agricultural zone that is larger than one (1) acre, and (ii) \$1,500.00 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 Wayne F and Ora Mae Amann at 1504 Andes Road in Knox County, Tennessee. USCC has entered into a lease with the property owners 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 100 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 one (1) additional antenna array 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 5.

The monopole is proposed for this area in order to fill a radio frequency coverage gap experienced by USCC along Middlebrook Pike, Chert Pit Road, Andes Road, Jenkins Road, LaPaloma Drive and other areas in the vicinity, to provide in-building coverage, and to address capacity issues on existing USCC sites. Moreover, signal hand-offs between 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 8 and 9.

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 2, no existing towers are located within a one-mile search ring.

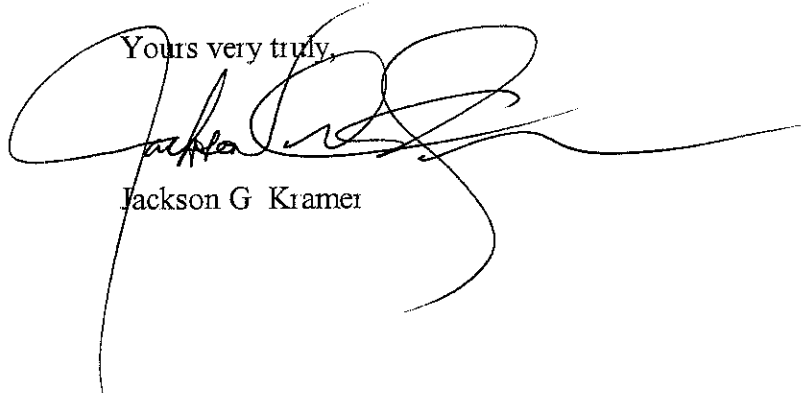
USCC also searched for other existing structures within the area of the proposed site on which co-location might be feasible. No suitable existing structures are present in this area.

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 in a wooded area. At its proposed height of 100 feet, the proposed monopole will be moderate in height and will be located below the ridge line. USCC will also "close-mount" its antennae and will paint the tower. 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 monopole is moderate in height, is located on agriculturally zoned property, and is located 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 ten (110) feet) As shown by the Site Survey attached as part of Exhibit 1 to the Application, no residential structures are located within one hundred ten (110) feet of the proposed site The closest residence to this site is shielded from the proposed site by an existing stand of trees that will remain in place.

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,

A large, stylized handwritten signature in black ink, appearing to read 'Jackson G. Kramer', is written over the typed name below it.

Jackson G Kramer

JGK/tsg
Enclosures

INFORMATION SUMMARY AND TABLE OF CONTENTS

USE ON REVIEW APPLICATION FOR

U S CELLULAR'S CHERT PIT SITE NUMBER 223496

1. Site Plan - Construction Drawings, attached as Exhibit 1
2. No Towers Registered with the FCC as Telecommunications Towers were found on the FCC data base within a one-mile search ring (See Exhibit 2) FCC Data Base results of search ring are attached as Exhibit 3 Note that both Exhibits 2 and 3 indicate a Pinnacle tower on Blackwood Drive whose status is terminated. Although Pinnacle filed an application for the Blackwood Drive location, such tower was never constructed

3. & 4. Application is made directly by the carrier -

U S Cellular Corporation
9731 Cogdill Road, Suite 200
Knoxville, Tennessee 37932

Contact: John Locascio, Senior Project Manager
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 Wayne F. Amann and wife, Ora Mae Amann, at 1504 Andes Road 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 (100) feet in height
- (c) Since the monopole will be less than 200 feet in height, no FAA lighting will be necessary
- (d) USCC will utilize a monopole with close-mounted antennae. A photograph of a nearly identical monopole is attached as Exhibit 4
- (e) The leasehold area is forty (40) feet by forty (40) feet. An area thirty-four (34) feet by thirty-four (34) 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 5 Other likely candidates for co-location:

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

7. Zoning Map:

Proposed site is zoned A Site zoning and zoning of adjacent parcels are shown on Exhibit 6 Map of larger area within one mile of proposed site to be provided by the Metropolitan Planning Commission General map of area attached as Exhibit 7.

8. Coverage Map without proposed site - Exhibit 8

9. Coverage Map with proposed site - Exhibit 9

10. Proposed landscaping -- Landscape Plan, Page C7.01 of Construction Drawings

11. Technical Justifications Narrative - Exhibit 10

12. Variances or Waivers from Ordinance - Exhibit 11

13. Photographs of proposed site -- Collective Exhibit 12

14. Safety Statements - Exhibit 13

15. Photosimulation of monopole on proposed site - Exhibit 14



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

**Re: U.S. Cellular Corporation
Proposed Chert Pit Site**

Dear Sir or Madam:

This letter is written to confirm U.S. Cellular Corporation's ("USCC") commitment to shared use of its proposed cellular communications monopole site on Andes 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 less than 130 feet in height be built to accommodate a minimum of two antenna arrays for co-location purposes. USCC is proposing that the monopole on Andes Road be 100 feet in height. USCC hereby states that it will construct the monopole to accommodate the required two 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 monopole at rental rates commensurate to those being charged in similar situations, 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.

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,

A handwritten signature in black ink, appearing to read "John Locascio".

John Locascio
Senior Project Manager

JAUS Cellular\Chert Pit Zoning Matter\Metropolitan Planning Commission from Locascio 5-27-09 doc

**TECHNICAL JUSTIFICATION FOR PROPOSED
CHERT PIT CELLSITE 232-496**

Prepared by: Isaac Ndiaye
RF Engineer
U.S. Cellular®

Proposal: Build a digital only CDMA 2000 cellular telephone communications monopole at 1504 Andes Road, Knoxville, Knox County, Tennessee on approximately 2.14 acres of property owned by Wayne F and Ora Mae Amann.

Tower: U S Cellular Corporation ("USCC") proposes to construct a 100 ft above ground level monopole. The proposed site is at 1,156 feet AMSL per the mandatory 2C survey. Because the height of the tower is less than 200 ft. above ground level, it will not require lighting pursuant to FAA regulations.

RF Justification: USCC proposes to build this facility in this area to fill in radio frequency coverage gaps as well as strengthen coverage in the areas of Chert Pit Road, Andes Road, Middlebrook Pike, Jenkins Drive, La Paloma Drive, and other areas in the vicinity. This site will provide in-building coverage to the Berkshire Woods and Spanish Trails communities located off of Chert Pit Road and North of Middlebrook Pike. This facility will also augment existing coverage, provide additional capacity, and reduce access failures and dropped calls on existing USCC sites in the area in question.

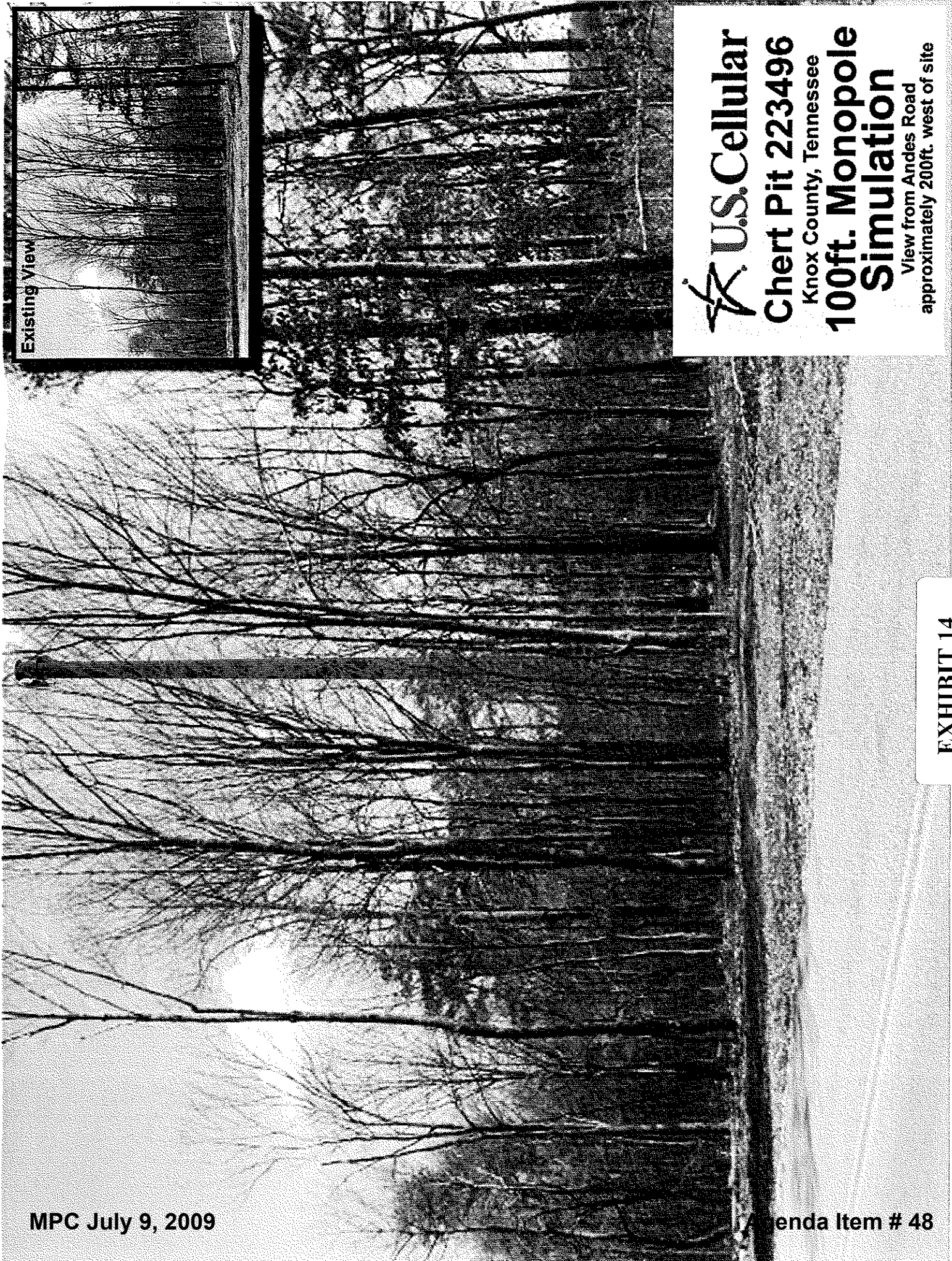
USCC's existing Walker Springs and West Town sites are located a significant distance away from the coverage gaps and thus are not able to provide adequate service. The Cedar Bluff, Ball Camp and Amherst sites are terrain blocked from the areas of proposed coverage improvements. In an attempt to address customer requests for better in-building service and stronger signal penetration around the Chert Pit Road, Andes Road, and Middlebrook Pike areas, USCC is proposing this tower at this specific location to improve the coverage in this major junction. This poor coverage, as shown by the weak signal in USCC's coverage map, can be efficiently corrected by a full cell site at this proposed location. Otherwise, the alternative will be to build several cell sites to cover some of the same coverage gaps.

Collocation: The alternatives of co-locating USCC's equipment and antennas on existing structures in the surrounding area were considered. In accordance with the Knox County zoning ordinance, a search was performed to identify any existing registered structures within one mile of the proposed site. The FCC database search indicates that an application for a tower within one mile of the proposed site was filed, but its status is "Terminated". The tower in question was proposed by Pinnacle Towers LLC but was never built. No other existing registered structures are located within the one-mile search radius.

The Andes Road location is the ideal placement for this proposed tower because it will help meet the majority of USCC's customers' coverage needs in this area as well as help USCC coordinate radio frequency coverage in such a way that it does not cause interference with USCC's existing Network.



Agenda Item # 48
EXHIBIT 4



Existing View

U.S. Cellular
Chert Pit 223496
 Knox County, Tennessee
100ft. Monopole
Simulation
 View from Andes Road
 approximately 200ft. west of site

EXHIBIT 14