

▶ **FILE #:** 7-G-10-UR **AGENDA ITEM #** 52

POSTPONEMENT(S): 7/8/2010 **AGENDA DATE:** 8/12/2010

▶ **APPLICANT:** EXCELL COMMUNICATIONS, INC.

OWNER(S): KATHY HOBSON

TAX ID NUMBER: 79 86.04

JURISDICTION: County Commission District 3

▶ **LOCATION:** Southeast side of Tolson Ln., southwest of Summerfield Dr. and Oak Ridge Hwy.

▶ **APPX. SIZE OF TRACT:** 3.4 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Tolson Ln., a local street with a 13' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Residence

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

HISTORY OF ZONING: None noted

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

South: Residences / PR (Planned Residential)

East: Residence / A (Agricultural)

West: Residence / A (Agricultural)

NEIGHBORHOOD CONTEXT: The site is located on a dead-end street with a few residences on large lots.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for a 150 foot monopole telecommunications tower in an A (Agricultural) zoning district subject to 6 conditions:**

(The applicant was meeting with representatives from the neighborhood on Wednesday, August 4, 2010 regarding the proposed tower. Staff's recommendation may be amended to reflect the results of the meeting.)

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. This approval includes a setback reduction from the required 110% of the tower height to the existing residence on the property that the tower is located on.
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 an evergreen landscaping screen around the fenced enclosure, as required by the Zoning Ordinance, 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 (Agricultural) zone.

#### **COMMENTS:**

This is a request for a new 150 foot monopole telecommunications tower to be located within a 3,600 square foot lease area located on a 3.4 acre tract on the south side of Tolson Ln., southwest of Oak Ridge Hwy. The subject property is zoned A (Agricultural) and telecommunication towers are considered as a use on review in this district.

The proposed tower site will have access to Tolson Ln. by a 25 foot wide access easement. Since the access driveway is only 95 feet in length, a turnaround is not required on site for emergency vehicles. The access drive for the tower site shall be paved to a width of 16 feet meeting the typical cross-section for the standard business driveway that is used for Knox County capital projects.

The proposed tower is required to be located 165 feet (110% of the tower height) from the nearest residence. The existing residence on the property is approximately 156 feet from the proposed tower. The applicant has provided a notarized statement requesting approval from the Planning Commission for the reduced setback. The next closest residence to the tower is located on the north side of Tolson Ln. at a distance of approximately 172 feet.

The applicant will be surrounding the tower and equipment area with a 6 foot high security fence which includes strands of barbed wire on top. An evergreen landscape screen will be installed around the fenced enclosure.

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 four telecommunication carrier antenna arrays. T. Mobile will be the principal client for the tower. A letter has been submitted stating that T-Mobile South, LLC agrees to make this facility available to other wireless providers for co-location.

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).

Both Mr. Perry and an adjoining property owner have suggested that the applicant look at co-location on other towers in the area. The applicant evaluated these other sites and has identified that they already have antennas on two of the structures (part of the network grid) and has identified why the other sites cannot be used (documentation attached).

#### **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 site is located in a heavily wooded area made up of larger lots which should help to reduce the impact of the tower on residences in the area.

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

1. With the recommended conditions, the proposed commercial telecommunications tower at this location meets the standards required in the A (Agricultural) zoning district.
2. The applicant has provided adequate technical justification for the site using a monopole type antenna support structure.
3. 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 site is in a heavily area, the use should not significantly injure the value of adjacent property. The use will draw minimal traffic through residential areas.

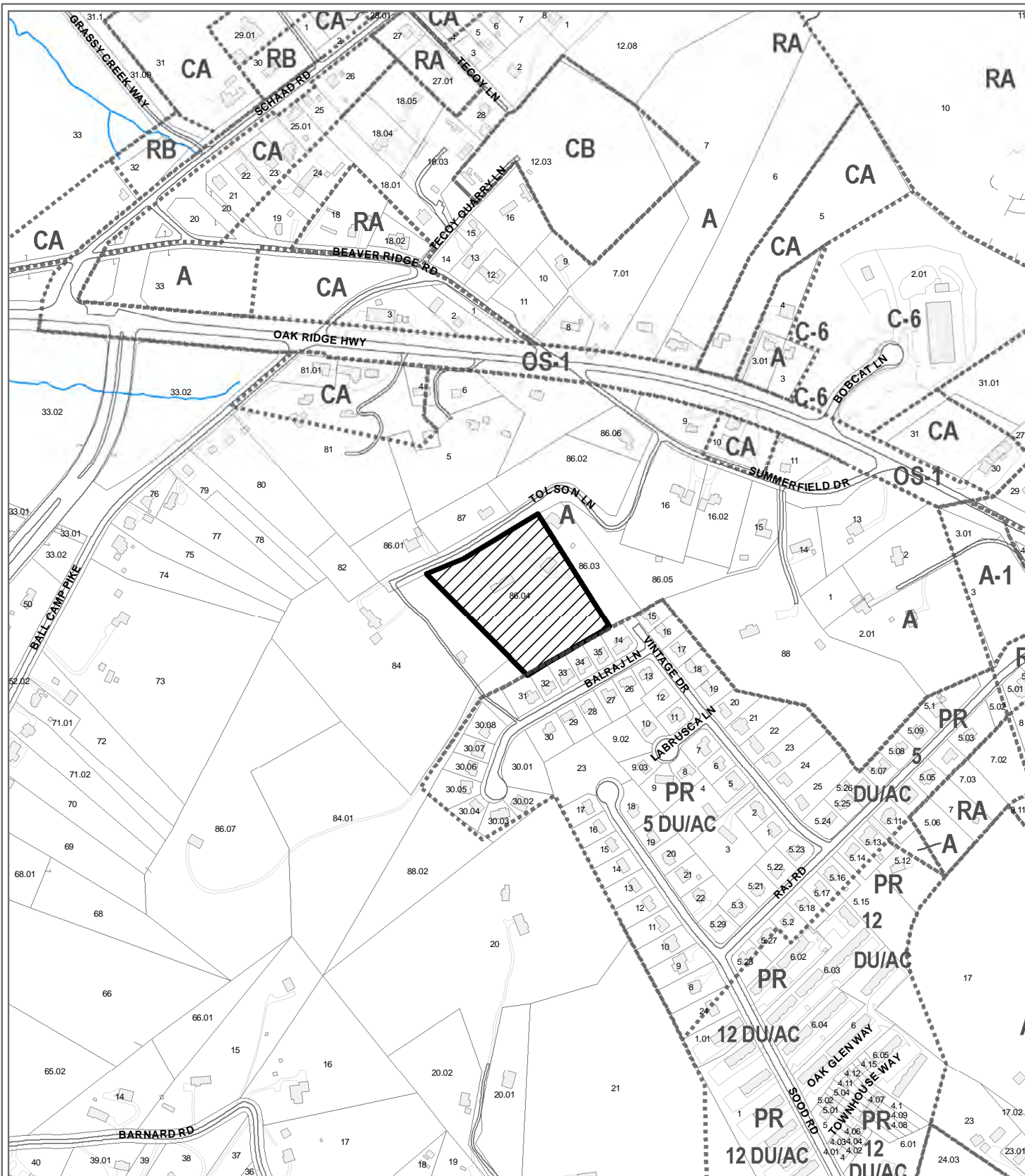
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses and slope protection for this area. With the minimal site alteration required for the proposed tower and access drive, the proposed development is consistent with this land designation.
2. The Wireless Communications Facility Plan identifies the proposed 150' monopole as a being on the high end for a "moderate" monopole. Under the guidelines for Tower Placement section of the Facility Plan, the proposed tower falls within the "Sensitive" category. The site is considered to be a "Sensitive" area since it is located within 500 feet of a residence. Including the residence on the property, there are five residences within 500 feet of the proposed tower. The plan is neutral on moderate monopoles in this category. A tall monopole would be discouraged. The site is also in the "Sensitive" category since it is on a hill below the ridge line. The plan is neutral for moderate or tall monopoles in this category.
3. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

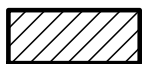
ESTIMATED TRAFFIC IMPACT: Not calculated.

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-G-10-UR  
USE ON REVIEW**



150' monopole telecommunications tower in A (Agricultural)

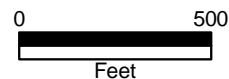
Original Print Date: 6/23/2010  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

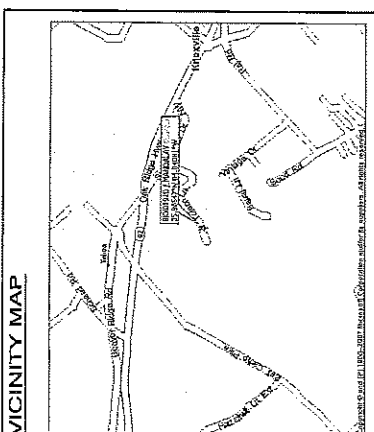
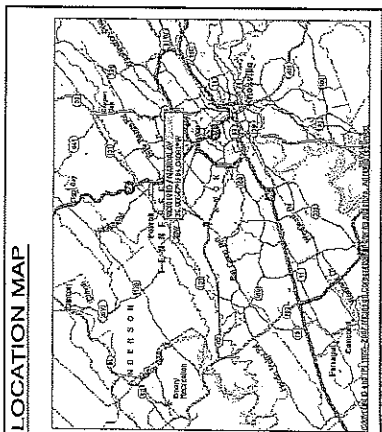
Revised:

Petitioner: Excell Communications, Inc.

Map No: 79

Jurisdiction: County





**DRIVE DIRECTIONS**  
 FROM THE T-MOBILE NASHVILLE OFFICE: TAKE I-40 EAST TO KNOXVILLE. OUTSIDE OF KNOXVILLE, TAKE EXIT 574 AND TURN LEFT/NORTH ON SHILOH/LOVELL ROAD. FOLLOW TO THE INTERSECTION WITH SHILOH/LOVELL ROAD AND TURN RIGHT/NORTH. FOLLOW TO THE INTERSECTION WITH BEAR CREEK ROAD AND TURN LEFT/NORTH. FOLLOW TO 5922/204K BEAR CREEK HIGHWAY AND TURN RIGHT/EAST. FOLLOW TO TOLSON LANE AND TURN LEFT/SOUTH. SITE IS TOWARD THE END OF THE ROAD ON THE LEFT.

DEPARTMENT	NAME / SIGNATURE	DATE
LAND OWNER / TOWER OWNER		
SITE ACQUISITION AGENT		
ZONING / PERMITTING AGENT		
PROGRAM MANAGER		
CONSTRUCTION MANAGER		
RF ENGINEER		

**T-Mobile South LLC**

PREPARED FOR:  
 3800 EZELL ROAD, SUITE 815  
 NASHVILLE, TN 37211  
 615-332-8006

SITE NUMBER:  
**9KX0191D**  
 SITE NAME:  
**MANDALAY**

4326A TOLSON LANE  
 KNOXVILLE, TN 37921  
**PROPOSED 150' RAWLAND  
 MONOPOLE TOWER**  
 TOWER OWNER:  
 T-MOBILE TOWERS  
 SITE NO. 9KX0191D

PREPARED BY:  
**PM&A**  
 30 MANSELL CT  
 SUITE 103  
 ROSWELL, GA 30076  
 678-280-2325

**PROJECT INFORMATION**

ERIL ADDRESS: 4326A TOLSON LANE  
 KNOXVILLE, TN 37921  
 PARCEL ID: TAX MAP 071, PARCEL 8604  
 LATITUDE: 35° 51' 01.1" (NAD83)  
 LONGITUDE: 84° 02' 26.9" (NAD83)  
 ELEVATION: 1241' ANSL (NAVD 88)  
 ZONING CLASS: A  
 JURISDICTION: KNOX COUNTY  
 PROPERTY OWNER: KATHY HOBSON  
 4326 TOLSON LANE  
 KNOXVILLE, TN 37921  
 865-212-4150  
 TOWER OWNER & APPLICANT: T-MOBILE SOUTH LLC  
 3800 EZELL ROAD, SUITE 815  
 NASHVILLE, TN 37211  
 MATT CHASTAIN  
 615-332-8004

ENGINEER: PM&A  
 30 MANSELL COURT, SUITE 103  
 ROSWELL, GA 30076  
 PATRICK W MARSHALL, P.E.  
 678-280-2325  
 POWER CONTACT: KNOXVILLE UTILITIES BOARD  
 865-568-2255  
 TELCO CONTACT: AT&T  
 800-951-1111

**DRAWING INDEX**

T-1 TITLE SHEET & PROJECT INFORMATION  
 - SURVEY  
 Z-1 OVERALL SITE PLAN  
 Z-2 DETAILED SITE PLAN  
 Z-3 TOWER ELEVATION & ANTENNA SCHEDULE

7-6-10-UR  
**REVISED**  
 6-2-3-10



CALL BEFORE YOU DIG  
 TENNESSEE ONE-CALL  
 1-800-351-1111  
 www.tremcall.com

**TITLE SHEET & PROJECT INFORMATION**

PROJECT INFORMATION

NO.	DATE	DESCRIPTION
0	5/2/10	ISSUED FOR PRELIMINARY REVIEW
1	5/2/10	ISSUED FOR PERMITTING & CONSTRUCTION
2	6/10	REVISED PER COMMENTS
3	6/22/10	REVISED LEASE AREA AND ACCESS
4	6/22/10	ISSUED FOR ZONING SUBMITTAL

NO.	DATE	DESCRIPTION
0	5/2/10	ISSUED FOR PRELIMINARY REVIEW
1	5/2/10	ISSUED FOR PERMITTING & CONSTRUCTION
2	6/10	REVISED PER COMMENTS
3	6/22/10	REVISED LEASE AREA AND ACCESS
4	6/22/10	ISSUED FOR ZONING SUBMITTAL



30 MANSELL COURT, SUITE 103  
 ROSWELL, GA 30076  
 PATRICK W MARSHALL, P.E.  
 678-280-2325

T-1

NO.	DATE	DESCRIPTION
0	5/2/10	ISSUED FOR PRELIMINARY REVIEW
1	5/2/10	ISSUED FOR PERMITTING & CONSTRUCTION
2	6/10	REVISED PER COMMENTS
3	6/22/10	REVISED LEASE AREA AND ACCESS
4	6/22/10	ISSUED FOR ZONING SUBMITTAL



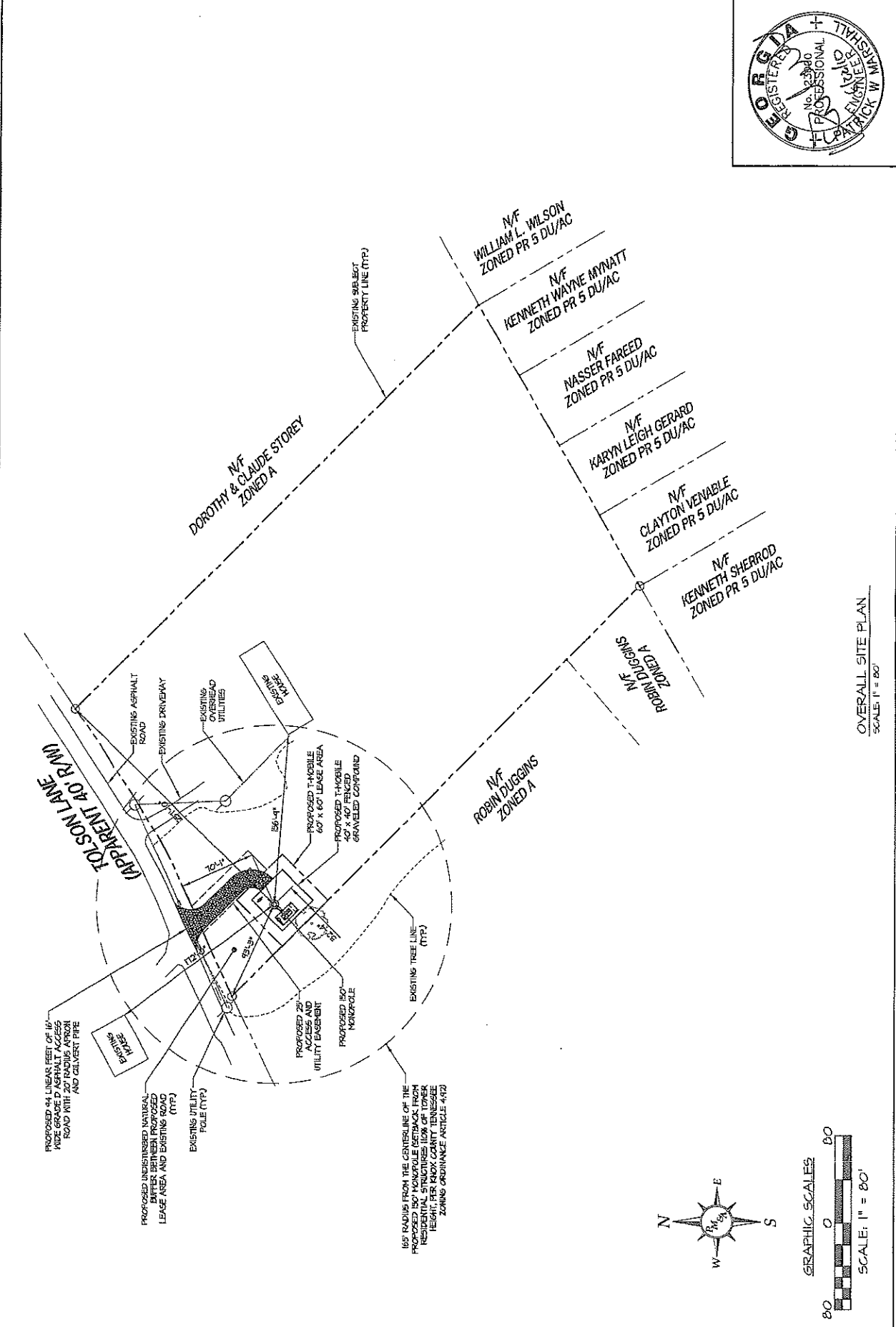
**PMBA**  
 30 MANSELL CT  
 SUITE 100  
 ROSWELL, GA 30076  
 404.285.2222

**Mobile-South LLC**  
 3800 EZZELL ROAD, SUITE 818  
 NASHVILLE, TN 37211  
 615.322.8008

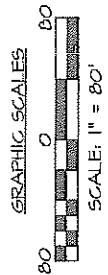
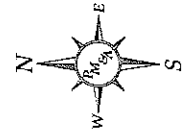
REV	DATE	DESCRIPTION
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1	5/21/10	ISSUED FOR PERMITS & CONSTRUCTION
2	6/10/10	REVISED PER COMMENTS
3	6/21/10	REVISED LEASE AREA AND ACCESS
4	6/22/10	ISSUED FOR ZONING SUBMITTAL

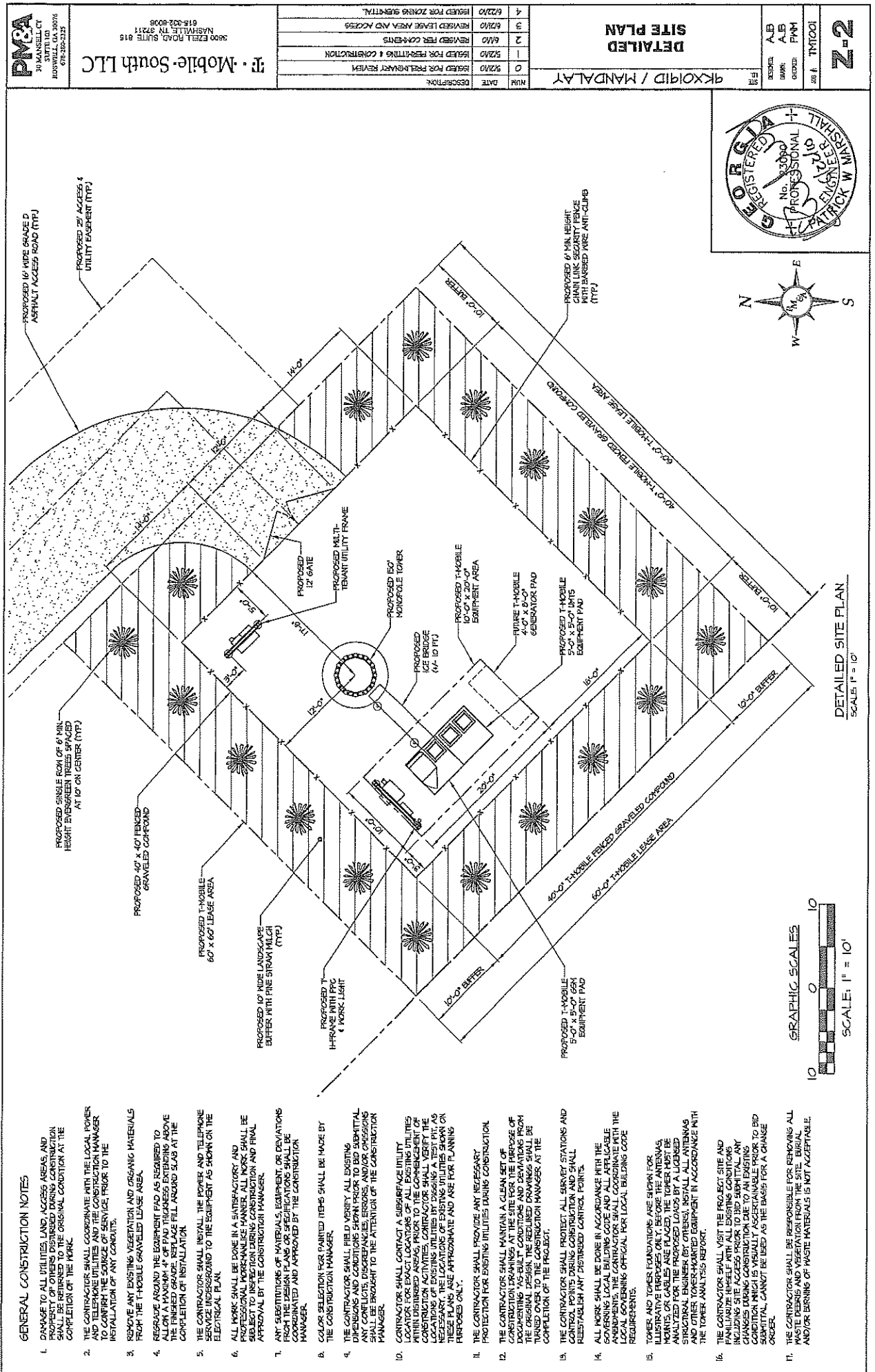
**OVERALL SITE PLAN**  
 4KX019D / MANDALAY

DATE: 6/22/10  
 DRAWN: A.J.B.  
 CHECKED: P.M.M.  
 APP. I. TINTOOLI  
**Z-1**




OVERALL SITE PLAN  
 SCALE: 1" = 80'









STATE ID  
NO. 00000000000000000000  
018-280-2323

**Mobile South LLC**  
3900 EZZELL ROAD, SUITE 615  
NASHVILLE, TN 37211  
615-392-6008

**TOWER ELEVATION**  
R ANTENNA SCHEDULE

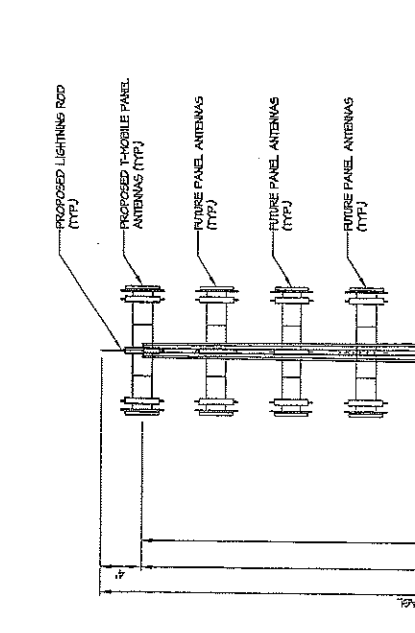
ITEM	DATE	DESCRIPTION
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3	6/21/10	REVISED LEASE AREA AND ACCESS
4	6/22/10	ISSUED FOR ZONING SUBMITTAL

**ANTENNA AND COAXIAL CABLE SCHEDULE**

ANTENNA MARK	TYPE	ANTENNA MODEL #	COAX FEED LOCATION	AZIMUTH (°-NORTH)	COAX COLOR CODES	TECHNOLOGY CONFIGURATION	COAX CABLE RUN-SIZE-LENGTH	TWA MODEL AND QUANTITY	DOWN TILT ANGLE PER CAL. ELEC.	CGI EQUIPMENT
A1	65H	TRX655-T-R2M	BOTTOM	0°	RED	Tx / Rx	(4) 1-50' x 105'	TBD, PER RF	0°	4"
A2	1M15	TRX655-T-R2M	BOTTOM	0°	RED - RED	Tx / Rx	(4) 1-50' x 105'	N/A	0°	4"
A3	65H	TRX655-T-R2M	BOTTOM	0°	RED - ORANGE RED - RED - ORANGE	Tx / Rx	(4) 1-50' x 105'	TBD, PER RF	0°	4"
B1	65H	TRX655-T-R2M	BOTTOM	120°	BLUE	Tx / Rx	(4) 1-50' x 105'	TBD, PER RF	0°	4"
B2	1M15	TRX655-T-R2M	BOTTOM	120°	BLUE - BLUE	Tx / Rx	(4) 1-50' x 105'	N/A	0°	4"
B3	65H	TRX655-T-R2M	BOTTOM	120°	BLUE - ORANGE BLUE - BLUE - ORANGE	Tx / Rx	(4) 1-50' x 105'	TBD, PER RF	0°	4"
C1	65H	TRX655-T-R2M	BOTTOM	240°	GREEN	Tx / Rx	(4) 1-50' x 105'	TBD, PER RF	0°	4"
C2	1M15	TRX655-T-R2M	BOTTOM	240°	GREEN - GREEN	Tx / Rx	(4) 1-50' x 105'	N/A	0°	4"
C3	65H	TRX655-T-R2M	BOTTOM	240°	GREEN - ORANGE GREEN - GREEN - ORANGE	Tx / Rx	(4) 1-50' x 105'	TBD, PER RF	0°	4"

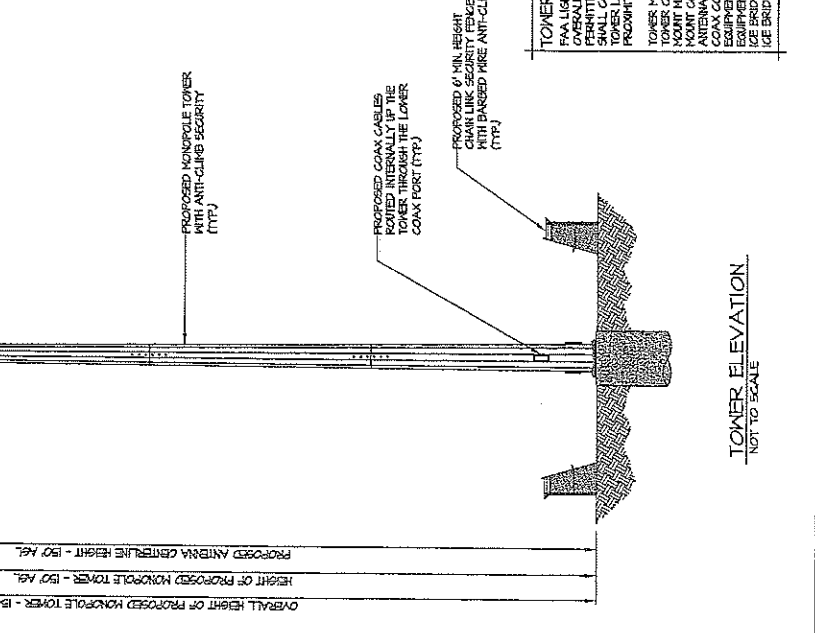
**ANTENNA & COAXIAL CABLE SCHEDULE**  
NOT TO SCALE

NOTES: THE INITIAL T-MOBILE INSTALLATION REQUIRES (A) ANTENNAS (6) TWA AND (D) 1-50' COAX CABLES. T-MOBILE'S RESERVE CAPACITY IS (A) ANTENNAS AND (D) LINES.



PROPOSED LIGHTNING ROD (TYP)  
PROPOSED T-MOBILE PANEL ANTENNAS (TYP)  
FUTURE PANEL ANTENNAS (TYP)  
FUTURE PANEL ANTENNAS (TYP)  
FUTURE PANEL ANTENNAS (TYP)  
PROPOSED MONOPOLE TOWER WITH ANTI-CLIMB SECURITY (TYP)  
PROPOSED COAX CABLES COATED INTERNALLY BY THE TOWER OWNER TO PROTECT THE LOWER COAX PORT (TYP)  
PROPOSED 6" MIN. HEIGHT ANTI-CLIMB SECURITY TOWER WITH FLANGED BASE ANTI-CLIMB (TYP)

OVERALL HEIGHT OF PROPOSED MONOPOLE TOWER - 154' ASL  
HEIGHT OF PROPOSED MONOPOLE TOWER - 150' ASL  
PROPOSED ANTENNA CENTERLINE HEIGHT - 150' ASL



PROPOSED T-MOBILE TOWER MOUNT: SEE NOTE BELOW  
T-MOBILE SECTOR A ANTENNAS 0 DEG. AZIMUTH  
T-MOBILE SECTOR B ANTENNAS 120 DEG. AZIMUTH  
T-MOBILE SECTOR C ANTENNAS 240 DEG. AZIMUTH

NOTE: PROPOSED TOWER MOUNT SUPPLIED BY T-MOBILE AND INSTALLED BY CONTRACTOR. ANTENNAS SUPPLIED BY T-MOBILE AND INSTALLED BY CONTRACTOR. CONTRACTOR TO PROVIDE ANTENNA CENTERLINE HEIGHT VERIFICATION TO T-MOBILE.  
ANTENNA ORIENTATION  
NOT TO SCALE

**TOWER ELEVATION**  
NOT TO SCALE

**TOWER NOTE:**  
1. ALL TOWER HEIGHTS BASED ON THE CORNER HEIGHT OF THE PROPOSED TOWER. PERMITTING AND CONSTRUCTION THE TOWER OWNER SHALL CONDUCT AN FAA STUDY TO DETERMINE IF TOWER LIGHTING IS REQUIRED BASED ON THE PROXIMITY TO NEAREST AIRPORTS.  
TOWER MATERIAL - STEEL  
TOWER COLOR - GALVANIZED  
MOUNT MATERIAL - STEEL  
MOUNT COLOR - GALVANIZED  
ANTENNA COLOR - BEIGE  
COAX COLOR - BLACK  
EQUIPMENT FRAME - GALVANIZED  
EQUIPMENT CABINET - TALL  
EQUIPMENT CABINET COLOR - BEIGE  
ICE BRIDGE COLOR - GALVANIZED

**REGISTERED PROFESSIONAL ENGINEER**  
M. W. HALL  
NO. 23000  
STATE OF TENNESSEE



May 20, 2010

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



Re: Statement of Intent, Proposed Wireless Telecommunications Facility  
**4326A Tolson Lane, Knoxville, TN 37921**

Dear Sirs and Madams:

T-Mobile South LLC ("T-Mobile") respectfully submits this statement in support of its application to the Metropolitan Planning Commission for a permit to construct, maintain, and manage a multiple user wireless facility at 4326A Tolson Lane, Knoxville, TN 37921. This property is owned by Ms. Kathy S. Hobson. The property owner and T-Mobile respectfully request that the Metropolitan Planning Commission approve this application.

**Proposal**

The proposed facility will consist of a 150' monopole within a fenced compound, also including supporting ground equipment. T-Mobile will lease antenna space on the structure and the necessary ground space for supporting equipment to other wireless providers. The facility will be fenced and locked. T-Mobile will construct and maintain the facility in compliance with all federal, state, and local building codes and standards.

**Site Selection**

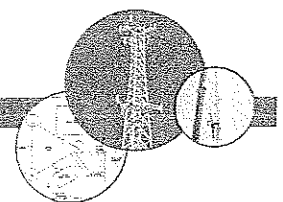
This particular site was selected because of its location in proximity to other T-Mobile antennas in the area. T-Mobile operates a digital system, providing the latest in wireless communications throughout the southeastern United States.

The proposed site is critical for complete coverage along Schaad Road, Oak Ridge Highway, and the surrounding areas. Each cell site holds the equipment that provides the air interface to the subscriber units, and must be precisely located relative to other cells creating a grid system. This grid system must reflect the topography and traffic (user population and building density) of the cells as well as the radius of the respective antenna's reliable transmission area.

**The Technology**

The proposed communications facility will not interfere with either television or radio reception, as T-Mobile is licensed by the Federal Communications Commission (FCC) to operate in a very specific frequency at a different location on the spectrum.

Make your network excell.





Because digital technology uses weaker signals than radio, TV, or cellular technology, the antennas must be closer together than cellular antennas. T-Mobile is acutely aware of citizen concerns regarding the antenna devices and is committed to minimizing the visual impact of transmission structures in local communities. As a result, T-Mobile has attempted to place as many of its antennas as possible on existing towers, water tanks, and other structures to avoid the need for new tower sites. There are several existing facilities around this proposed tower on which T-Mobile is located.

Communities must develop the necessary communication infrastructure as they do with sewers, roads, and other public utilities. Poorly designed or insufficient communication infrastructure will result in companies not being able to provide adequate information and safety devices. A direct result and obvious benefit of T-Mobile's proposal is the alleviation of the proliferation of unnecessary multiple towers within a community, because T-Mobile cooperates with all other wireless carriers interested in locating on their facilities.

### **The Land Use/Wireless Facilities Matrix**

The Land Use/Wireless Facilities Matrix indicates that the proposed location is in within a Sensitive Area because it is located within an Agricultural zone, but surrounded by residential areas, and there are residences located within 500' of the tower. The property owner does have a residence on her property that meets the tower setback requirement of 165' (110% of the proposed height of the tower). This residence is located 168.4' from the centerline of the tower. In case the tower location needs to be shifted, included with this application you will find a notarized statement, signed by both the property owner and T-Mobile, agreeing to allow the minimum setback requirement to be reduced to the principal use setback in the zoning district in which the tower is located, if approved by the Metropolitan Planning Commission.

### **Conclusion**

A communication facility at the proposed location will benefit the public, as the tower will provide wireless service to a portion of Knoxville County currently void of these services. In addition, the facility will reduce the proliferation of new structures in the area by providing other carriers with a facility that meets general structural and coverage requirements. Included with the application package are the following items:

- 10 sets of site plans
- RF Justification statement with search radius map and propagation maps of before and after coverage
- Letter of Intent to allow future collocation on proposed tower
- Notarized statement from T-Mobile and Property Owner allowing reduced setback

T-Mobile appreciates your consideration, and respectfully requests approval of this application for Use on Review. Please feel free to contact me with any questions or concerns.

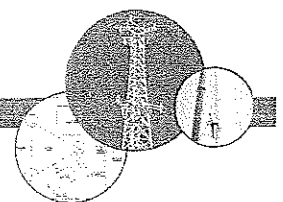
Sincerely,

A handwritten signature in cursive script that reads "Amy Stark".

Amy Stark  
Excell Communications, Inc.  
Representative of T-Mobile  
(205) 907-8150

---

Make your network excell.



T-Mobile

T-Mobile Central LLC  
Kevin Blewitt  
11509 Commonwealth Drive  
Suite 9  
Louisville KY 40299

May 21, 2010

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

RE: T-Mobile Site #9KX0191D/Kathy Hobson  
Site Address: 4326 Tolson Lane, Knoxville, TN 37921

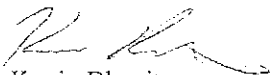
To Whom It May Concern:

T-Mobile South LLC ("T-Mobile") respectfully submits this letter in efforts to site a new telecommunications monopole at 4326 Tolson Lane, Knoxville, TN ("Kathy Hobson"). The proposed new monopole is required to improve coverage and provide adequate RF signal strength for the T-Mobile network in Knoxville.

T-Mobile initially pursued collocating on a tower owned by US Cellular. The highest available position on the US Cellular tower did not meet T-Mobile's coverage needs. T-Mobile worked with US Cellular to pursue the possibility of extending the height of the existing tower to meet T-Mobile's requirement. However, the height increase required a variance request with the jurisdiction and the signature and consent of the underlying property owner. Due to ongoing issues between the US Cellular and the property owner, US Cellular was unable to get consent for an extension. T-Mobile was then forced to explore other candidates. T-Mobile considered a nearby TVA tower that was ultimately deemed not suitable for collocation by TVA engineering. Having exhausted all viable collocation opportunities, T-Mobile looked for raw land options in the search ring. The Kathy Hobson raw land candidate, our proposed primary option, is currently being pursued as it meets T-Mobile objectives while meeting all the jurisdiction's requirements.

If you have any further technical questions related to this application, you may contact me at 502-297-6207.

Sincerely,



Kevin Blewitt  
Senior Engineer, RF Deployment

T

stick together

Mr. Matt Chastain  
Real Estate Manager  
T-Mobile South, LLC  
3800 Ezell Road - Suite 815  
Nashville, TN 37211

May 20, 2010

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

Re: Letter of Intent to Allow Collocation  
Address: 4326 #A Tolson Lane Knoxville, TN 37921  
Site Name: 9KX0191D Mandalay

To Whom It May Concern:

Pursuant to the Knox County Zoning Ordinance, Article 4, Section 4.92.1 (b), T-Mobile South LLC ("T-Mobile") hereby submits this letter of intent. T-Mobile, and its successors and assigns, agrees to allow shared use of the proposed wireless communications tower to be located at 4326 #A Tolson Lane Knoxville, TN 37921, if an additional user agrees in writing to meet reasonable terms and conditions for said shared use as determined by T-Mobile.

Sincerely,




Matt Chastain

**NOTARIZED STATEMENT  
OF  
MATT CHASTAIN AND CHARLES S. MCMILLAN  
For construction of a Telecommunications Facility by  
T-Mobile South, LLC  
to be located at 4326 #A Tolson Lane Knoxville, TN 37921**

Pursuant to the Knox County Zoning Ordinance, Article 4, Section 4.92.2 (c), Matt Chastain, Real Estate Manager for T-Mobile South, LLC and Kathy S. Hobson, "Property Owner", mutually agree, upon approval by the Metropolitan Planning Commission, to allow the minimum tower setback requirement to be reduced to the principal use setback in the zoning district in which the tower is located (Agricultural).

**T-Mobile South, LLC**

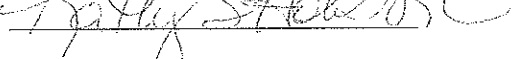
By: 

Name: Matt Chastain

Title: Real Estate Manager

Date: 05/21/10

**Property Owner**

By: 

Name: Kathy S. Hobson

Title: Individual

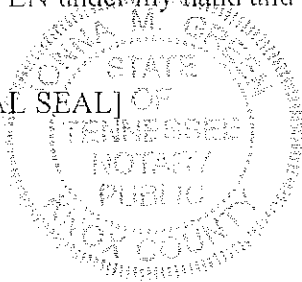
Date: 7/9/10

STATE OF TENNESSEE )  
COUNTY OF \_\_\_\_\_ )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that, **Kathy S. Hobson**, whose name as **Property Owner** is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, he in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

GIVEN under my hand and seal this 19 day of May, 2010.

[NOTARIAL SEAL]



Notary Public: Joanna M. Green

Print Name: JOANNA M GREEN

My Commission Expires: 11-10-13

STATE OF TENNESSEE )  
COUNTY OF Darwin )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that, **Matt Chastain**, whose name as **Manager of Real for T-Mobile South, LLC** is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, he in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

GIVEN under my hand and seal this 21 day of May, 2010.

[NOTARIAL SEAL]



Notary Public: Matt Chastain

Print Name: Matt Chastain

My Commission Expires: My Commission Expires November 7, 2012

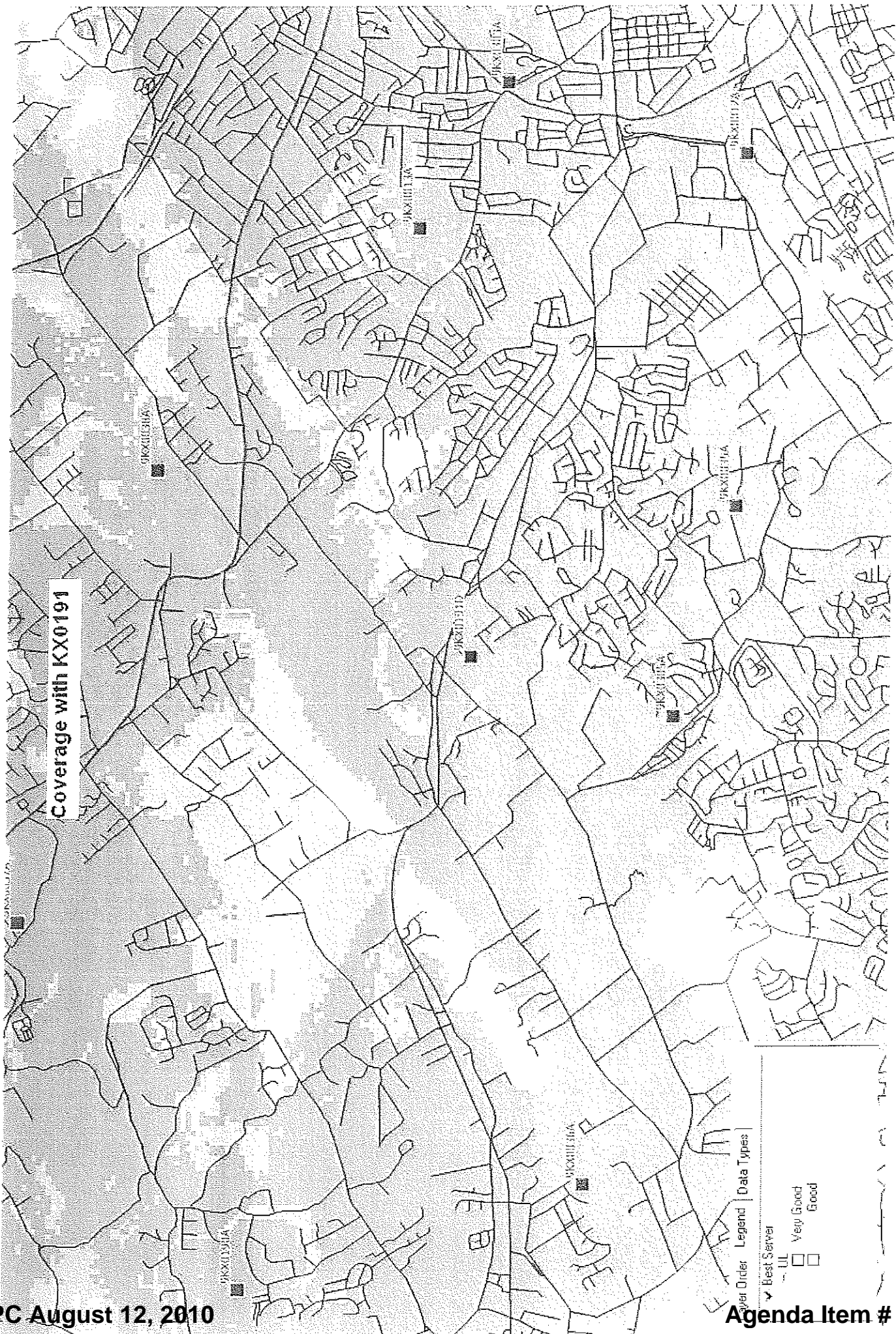
Coverage without KX0191



Layer Order Legend Data Types

- Best Server
- UL
- Very Good
- Good





Coverage with KX0191

Layer Order Legend Data Types

- ▼ Best Server
- UL
- Very Good
- Good

**T MOBILE**  
**USE ON REVIEW APPLICATION #7-G-10-UR**  
**CONSULTANT'S SUMMARY**  
**TOLSON LANE SITE REQUEST**

**Location:** Tolson Lane near Western Ave (County of Knox)

**Proposed Tower Height:** 154 feet

**Address:** 4326 Tolson Lane  
Knoxville, Tennessee

**District:** 3rd County Commission Dist   **Tax Map#:** 79 **Tract** 086.04

**Use:** Telecommunications antenna support structure

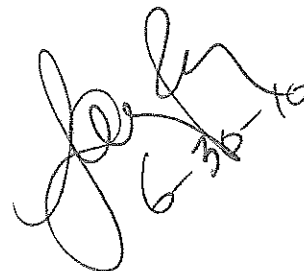
**Zoning:** A (Agricultural), but is immediately adjacent to a PR zoned area.

**Variances and waivers:** None 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 154 foot (maximum) monopole type support structure. Lighting not required.

**Consultant's Recommendation:** The applicant proves adequate justification for the site using a monopole type antenna support structure, however, there may be other support structures within the immediate area that would provide the coverage needed by the applicant that would not be as objectionable to the local residents. The Commission in the past has discouraged multiple towers within about a mile of each other and in this instance there are a couple within that radius. Because of the terrain and shadowing problems associated with the terrain, sometimes it is necessary to have more than one tower within that radius and that appears to be the case here.

A handwritten signature in black ink, appearing to be 'J. C. [unclear]', with the date '6-30-10' written below it.

**REPORT TO  
METROPOLITAN PLANNING COMMISSION**

for

Proposed Telecommunications Tower Site  
located on Tolson Lane  
Knoxville, TN

**T-MOBILE SOUTH LLC**

**UOR 7-G-10-UR**

**COMPLIANCE WITH**

**THE MPC TELECOMMUNICATIONS FACILITY ORDINANCE**

6/30/2010

The proposed site for the applicant is an apparent replacement site for the site originally approved by the MPC in August, 2008 in file 8-J-08-UR at 13902 Shaad Road and that would fill in the area of low or no signal coverage as proposed by the instant application. Apparently that site was not used for whatever reason. The supporting material from applicant has been reviewed for technical and Federal/State legal compliance.

**REQUESTED**

1. **Location.** The location is within the **County** of Knox limits in **Commission Dist 3** and is located on **Tax Map 79, Parcel 86.04** and **ID# 079-8604**
2. **Zoning.** A---Agricultural (Growth Pattern---Urban)
3. **Tower height.** The requested overall height is 154 feet above ground level. Lighting will not be required on this structure.
4. **Variiances.** The set back requirements in Article 4 Section 4.92.02(2)(a) of the Ordinance for the County of Knox are met with this structure. The setback required is 170 feet from the nearest residential house and the propose site is exactly 170 from two residences, one is the landowner and the other is a residence directly across the street from the proposed site.
5. **Site.** This application is for the construction of a new 154 foot monopole on a partially wooded site in an Agricultural zoned area.
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 4 .92 section .02. 2(a) requires that the setback be 110% of the height of the tower from any dwelling unit or in this case 170 feet. The set back is met as proposed in that the tower is exactly 170 feet to residences, one the land owner and the other across the street from the site.

8. **Height.** The proposed structure will be up to 154 feet (maximum) overall height. It will not require any lighting as the other existing towers are taller and already have lighting to meet FAA requirements.

9. **Alternatives:** There are two other antenna support structures located within a mile of the site: (1) a US Cellular Tower located at 3902 Shaad Road to the north of the proposed site; and (2) a site on McKamey Road to the South East. Either of these towers may provide the coverage needed and should be considered by the applicant, if not already.

10. **Facilities Plan Compliance:** The proposed site is in an Agriculturally zoned are but there are residences located nearby. There is also a water tank several hundred feet and at a higher elevation about 300 feet to the west of the proposed site that the adjacent land to the water tank would appear to be a better location and would require a shorter tower. The proposed site is located in a SENSITIVE are of the Wireless Facility Plan in that there are several residences within 500 feet of the proposed site...including 3 within 200 feet.

## **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 and met with several neighbors around the proposed site. Further, I reviewed the applicant's specifications and requirements.

The applicant has proposed a site that is located in an Agricultural zoned are, but there are residences located nearby. There is a KUB water tank located to the west of the proposed site and closer to the top of the hill. There is wooded land surrounding the water tank. In addition there are other support structures located within a half mile or so of the proposed site that may provide the coverage needed by the applicant provided they can work out arrangement with the owners for a joint use.

The area would be characterized as a Sensitive Area area based upon the Land Use/Wireless Facilities Matrix. (Exhibit C) in that it is located within 500 feet of several residential homes. Lighting for the structure will not be required.

In speaking with the neighbors of the area, there is considerable opposition to the proposed site from the adjacent landowners.

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.

## **SUMMARY**

(1) The proposed antenna support structure is a 154 foot (maximum) monopole including antennas. There are no 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 Agricultural. There are other residences within about 500 feet. The landowner has filed a notarized statement accepting the setback variance for her property.

(4) The proposed equipment housing facility will have some impact on the aesthetics of the adjacent land uses, due to the closeness to the residences and the fact that the proposed tower is 154 feet compared to indigenous trees of about 65 feet in height. The landscape plan indicates that the fenced area will be surrounded by vegetation as coverage for the location. The access road to the site from Tolson Lane can be designed in such a way so as to minimize the view from the residence across Tolson Lane.

(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) There are no variances required for setbacks for the proposed site.

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

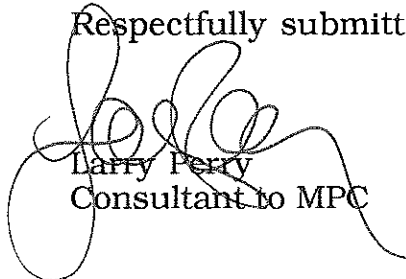
(8) The proposed frequencies to be used by the various applicants who plan to use the site should present no problem nor any interference to area reception of commercial television or radio signals.

(9) There is a need for the structure in the area to provide signal coverage for the surrounding area by the applicant, but it would appear that there may be other alternative support facilities available.

## **SUMMARY**

In light of the analysis and review of documents, it is my professional opinion that the applicant **has made a technical showing of justification** for the site on Tolson Lane, but there may be other alternative sites available in the area that be of less concern to the local residents who oppose the application.

Respectfully submitted,



Larry Perry  
Consultant to MPC



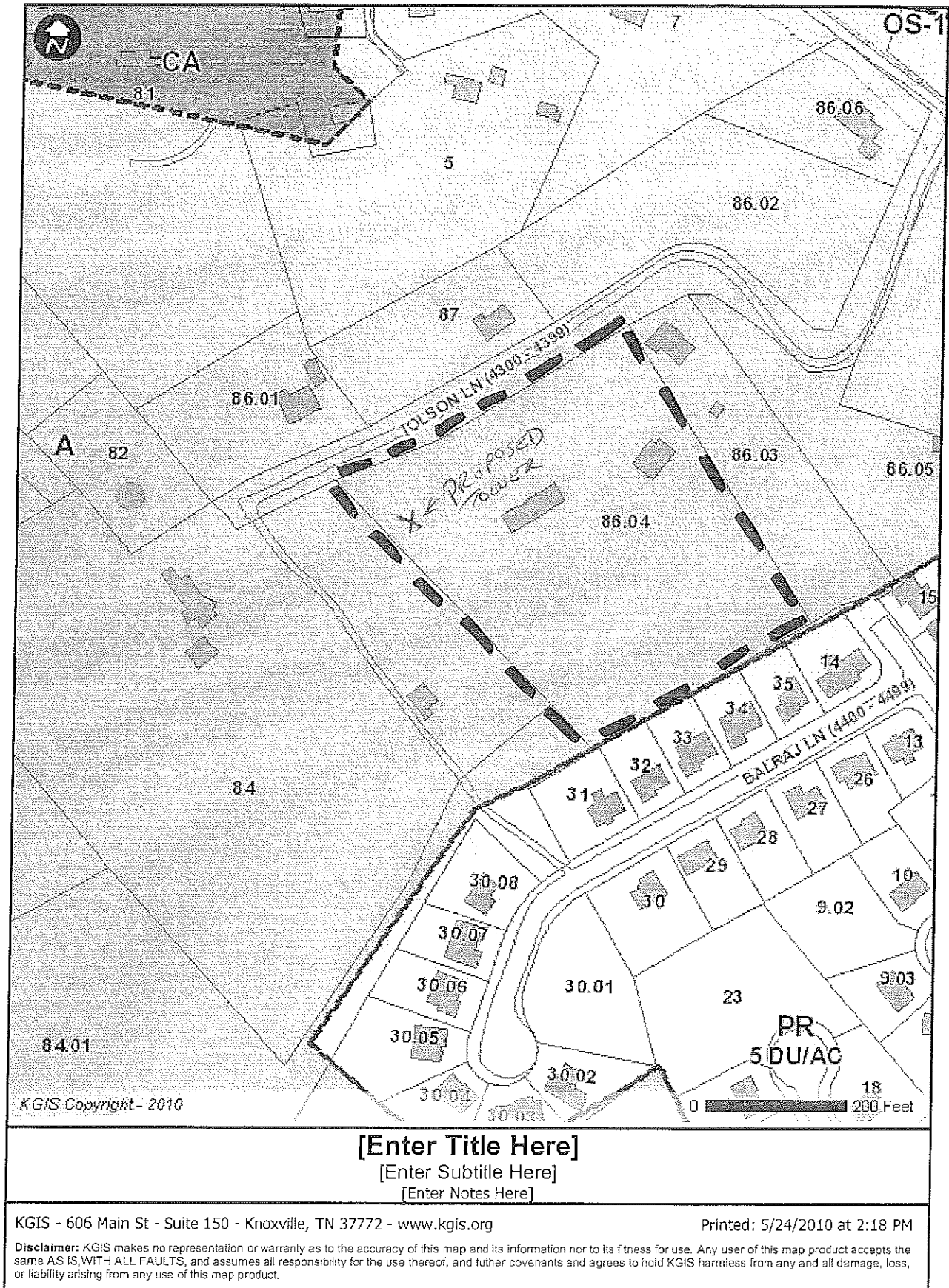
Exhibit A  
Tolson Road Site  
MPC 7-G-10-UR



Exhibit B

MPC 7-G-10-UR





[Enter Title Here]  
 [Enter Subtitle Here]  
 [Enter Notes Here]

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37772 - www.kgis.org Printed: 5/24/2010 at 2:18 PM

Disclaimer: KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

**EXHIBIT D**

T Mobile 7-G-10-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	Cuyed Tower
<b>Opportunity Areas</b>							
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							
<b>Sensitive Areas</b>							
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							
<b>Avoidance Areas</b>							
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 

**EXHIBIT C**

**From:** Jennie Swanson <jennieswanson@comcast.net>  
**To:** <mark.donaldson@knoxmpc.org>, <larry.perry@knoxmpc.org>  
**Date:** 7/21/2010 9:25:29 PM  
**Subject:** 7-G-10-UR Excell Communications

Dear MPC:

My name is Jennifer Swanson and I am the owner and resident of 4325 Tolson Lane, where I have lived for 9 years. My home is located across the street and slightly downhill from the proposed location of the 150-foot monopole tower. Please accept this complaint in opposition to the placement of the tower at the proposed location.

Tolson Lane has a very steep grade along the proposed site, but it does not turn and wind like most ridgetop roads; it climbs upward in a very straight line. Everyone's homes face the street. Placement of the tower at this site would effectively be placing it in our front yards for viewing from our street-front windows. I have attached a photo of the proposed site which is taken from the chair in my living room where I relax, watch tv, and entertain friends and family. As you can see from this photo, the tower would become the focal point of my "picture window". It would be extremely visible from nearly every angle of my property, including the back yard. It would be just as or even more visible from the properties of the other families whose homes face directly toward it. And then, in the fall, winter and early spring when the foliage is gone, it would be even more in our faces.

I work as a legal secretary and receptionist within the federal criminal justice system. As you might imagine, I deal with a lot of unhappy folks on a daily basis. My home is my refuge, a place where I can escape all the craziness of that deeply troubled world. This is where I rest, reenergize and prepare myself for the next day's struggles. I cannot imagine coming home every day to be greeted first thing by an ugly, metal monstrosity, shouting KEEP OUT! DANGER! NO TRESPASSING!, surrounded by chain-link fencing and topped with barbed wire!

The tower would be an eyesore for this neighborhood and we do not want it here. We do not want our resale and property values to decline. Excell Communications should search for another location for their tower, one where it will not be a constant, next-door eyesore, and where it will not upset and negatively impact the everyday lives of the residents and taxpayers of this quiet and pleasant neighborhood.

Thank you for your time, attention and consideration in this matter.

Jennifer Swanson

4325 Tolson Lane

Knoxville TN 37921

637-7979 days

558-8275 evenings



**From:** Sarah Powell  
**To:** Betty Jo Mahan  
**Date:** 6/26/2010 10:47:40 PM  
**Subject:** Fwd: Case # 7-G-10-UR Excell Communications/T-Mobile cell tower objection

>>> Amy Easterly <amy.easterly@gmail.com> 6/26/2010 6:51 PM >>>  
Dear Knoxville Metropolitan Planning Commission:

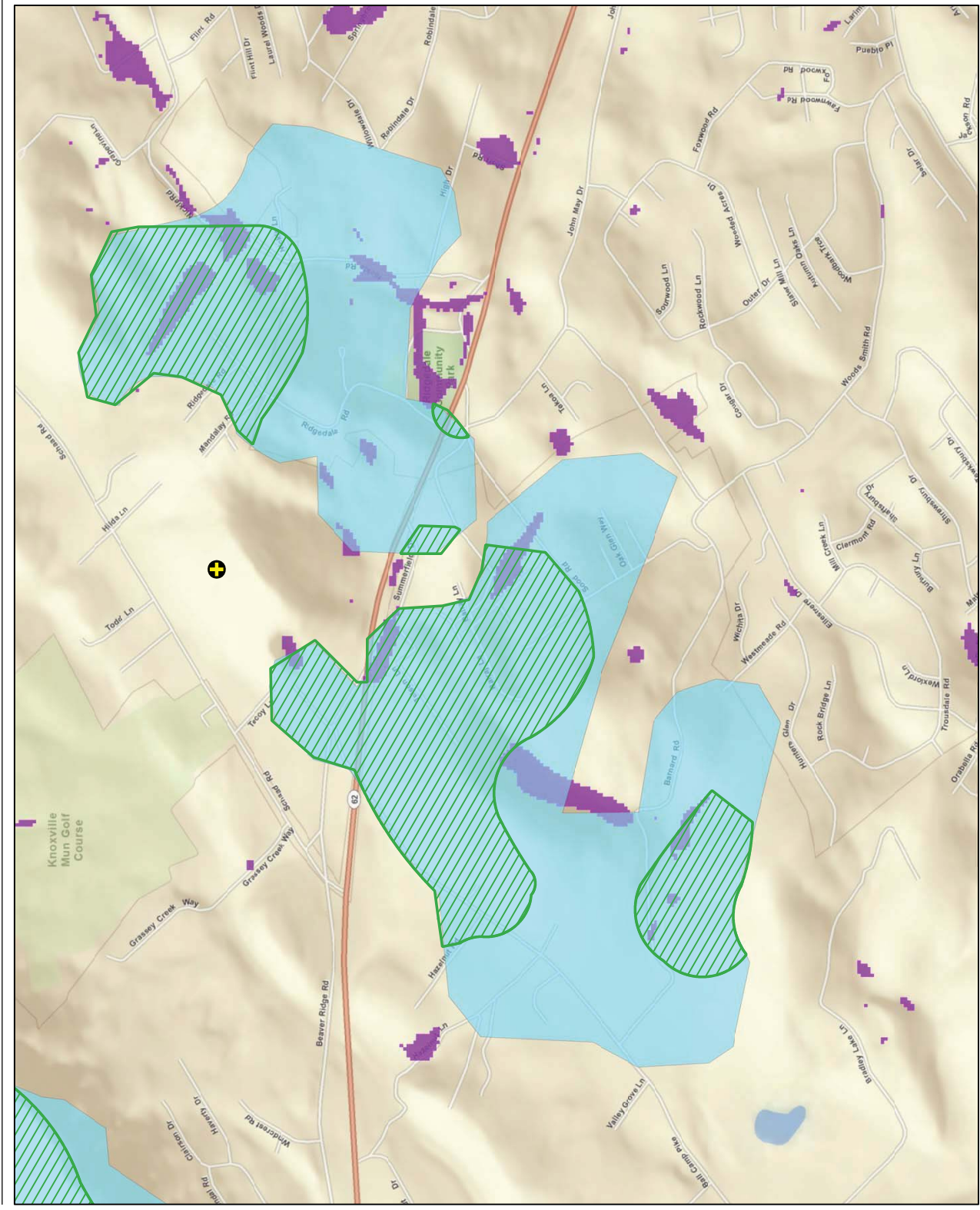
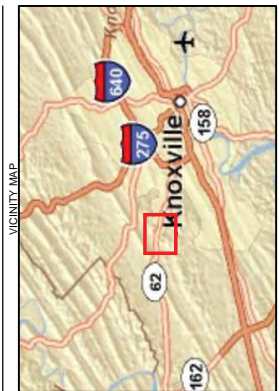
Please accept this email as an official community complaint and objection to the proposed cell tower T-Mobile via Excell Communications is attempting to place on Tolson Lane (case # 7-G-10-UR).

The proposed tower is not wanted by the residents of the neighborhood. A tower piercing the sky twice as tall as the surrounding trees would be quite visually obtrusive. Their need for additional coverage may not be as great as T-Mobile states. On the "Signal Strength at Mobile Phone" map, signal strength was measured using a bottom-of-the-line cell phone with T-Mobile service. It should be noted that for all but the valley south of Banard Road, signal was available in each of the areas tested. Data service was available in all areas but the aforementioned area. Because it appears that there is indeed T-Mobile data and voice service in the areas used in the permit application for the cell tower, the rationale for the current tower location should be more closely examined. The proximity of the proposed tower is adjacent to three residential driveways, which will effectively decrease property values more substantially than if a tower were located in an commercial or industrial location. The tower would be directly out the front windows of two of the properties. Additionally, the two most affected properties are already bearing some civic responsibility by being located next to a municipal water tower. The additional eyesore of a 150' - 180' cell tower is unthinkable. Every other ridge in this area already has one or more cell towers on it. There is no reason to add more insult to injury. There are several co-location opportunities that have not been examined. The two closest towers are both US Cellular towers, one off of Schaad Road and the other off of McKamey. The permit application stated that T-Mobile has tried to colocate on one US Cellular tower without success. Considering there are several towers which may be sufficient for colocation, T-Mobile has not performed an exhaustive search for alternative locations.  
3902A Schaad Road (US Cellular)  
4739 McKamey Road (US Cellular)  
Presley Lake Road (American Towers) 6305 Vance Lane (#9196, American Towers) It should be noted that according to the "Viewshed Analysis" figure (generated using ZVI, Zone of Visual Influence calculations), colocation on the Schaad Road tower would provide coverage over all of the areas where T-Mobile desires additional coverage. Hence, there would be no need to build a new tower because using an existing one would meet the desired outcome for the carrier. The same may be true for other existing cell tower locations.  
Moreover, the abandoned Tecoy Quarry is already zoned CB, has a similar elevation to the existing Schaad Road tower, and is significantly farther away from existing residences than the proposed tower. The proposed location joins 10 residential lots and will be an eyesore for the hundreds of people living in the proximate neighborhoods.

Please address our concerns with the commissioners on the MPC and urge them to vote against allowing T-Mobile/Excell Communications to place their obtrusive and unnecessary tower in our neighborhood and out our front windows.

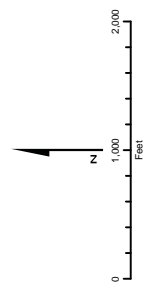
We appreciate your time, input, and support on this matter.

Sincerely, Amy and Elliott Easterly 4340 Tolson Lane Knoxville, TN 37921 (865) 551-9269



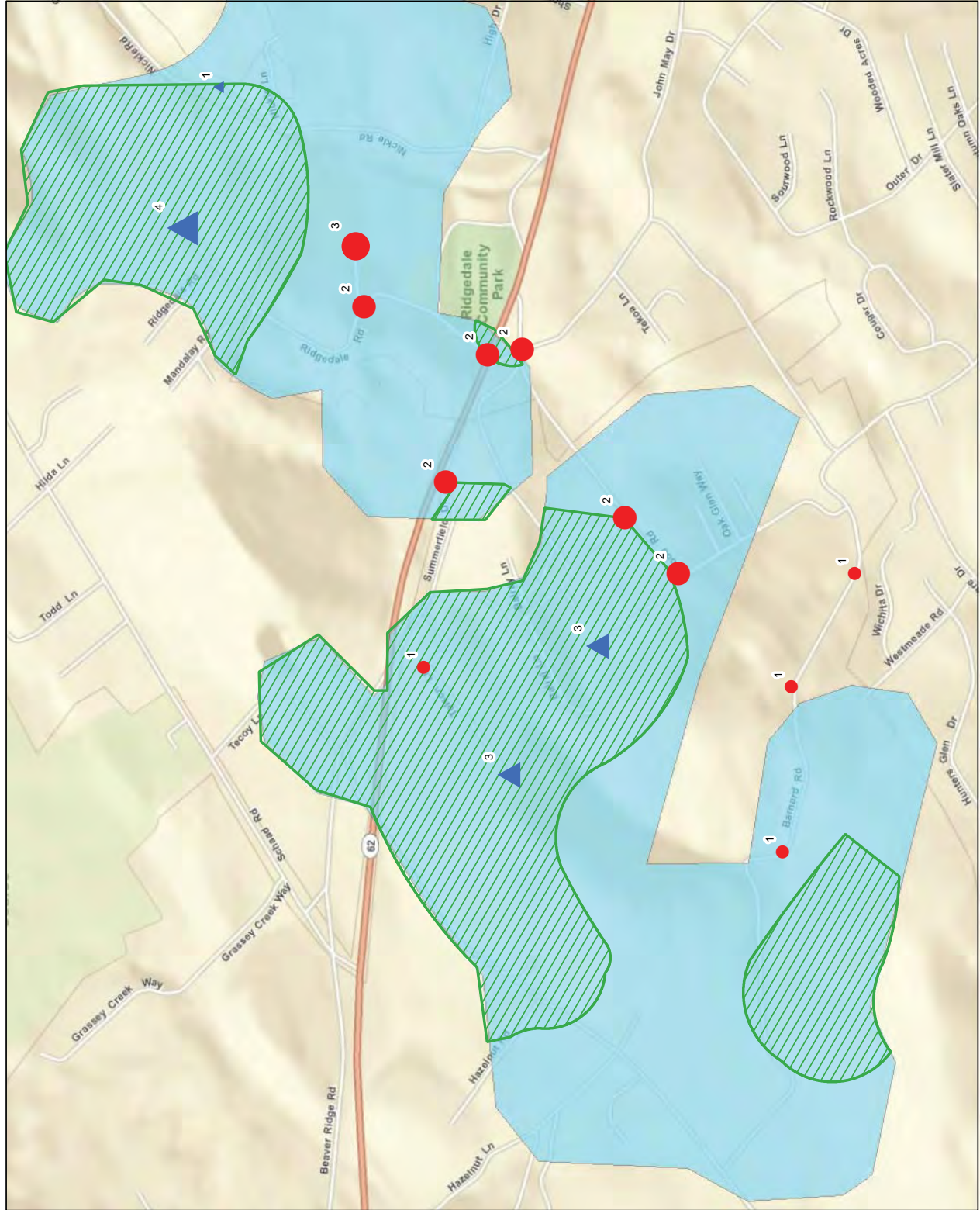
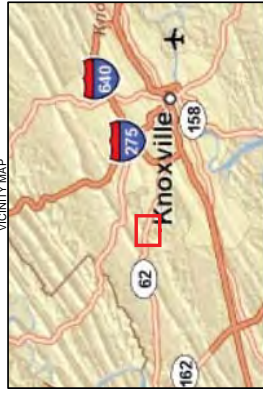
- LEGEND**
- Tower Location
  - No T-Mobile Data Coverage
  - No T-Mobile Voice Coverage
  - Towers Not Visible
  - Towers Visible

**Notes:**  
 1. Viewshed based on 10 meter USGS DEM data.



**Viewshed Analysis**  
 Knoxville Vicinity  
 June 2010

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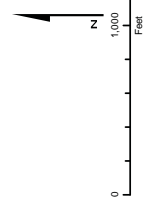


**LEGEND**

**Signal Levels**

- 1 Voice
- 2 Voice
- 3 Voice
- ▲ 1 Voice and data
- ▲ 3 Voice and data
- ▲ 4 Voice and data
- ▨ No T-Mobile Data Coverage
- ▨ No T-Mobile Voice Coverage

**Notes:**  
Signal strength measured 6/23/2010



**Signal Strength at Mobile Phone**  
Knoxville Vicinity  
June 2010

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**From:** Amy Stark <amystark@excellcommunications.com>  
**To:** "Britton, John J." <JBritton@lewisking.com>  
**Date:** 8/2/2010 7:15:42 AM  
**Subject:** FW: Case # 7-G-10-UR

Please find attached the supporting documentation as to why the existing towers near the Tolson Lane ring do not meet RF's objectives. The following items are attached (in three separate emails). Please let me know if you have any questions.

1. Attachment 1 - Redacted lease between T-Mobile and ATC for tower #3 below. This shows we are already on this tower.
2. Attachment 2 - Past e-mails between T-Mobile and US Cellular about US Cell not being able to get their property owners consent for the variance.
3. Attachment 3 - Photo Sim of our proposed site
4. Attachment 4 - Photo Sim of our proposed site
5. Attachment 5 - Photo Sim of our proposed site
6. Attachment 6 - Redacted lease between T-Mobile and ATC for tower #4 below. This shows we are already on this tower.
7. Attachment 7 - Propagation maps showing the difference in coverage between the US Cellular tower and our proposed site
8. Attachment 8 - RF statement regarding tower height

Towers submitted by local residents:

1. 3902A Schaad Road (US Cellular) - Not an option since the LL of the property wouldn't sign or agree to the variance for the tower extension. Site already reviewed.
2. 4739 McKamey Road (US Cellular) - Site is 1.2 miles from proposed site. RF will need to prepare propagation maps showing the difference in coverage from our proposed site.
3. Presley Lake Road (American Towers) - Site is 1.3 miles from proposed site. RF will need to prepare propagation maps showing the difference in coverage from our proposed site.
4. 6305 Vance Lane (#9196, American Towers) - T-Mobile is already on this site.

Amy Stark  
Project Manager  
Phone: 205.956.0198 ext 216  
Mobile: 205.907.8150  
amystark@excellcommunications.com  
www.excellcommunications.com



**T-Mobile stick together™**

Mr. Gordon Snyder  
RF Engineer  
T-Mobile South, LLC  
11509 Commonwealth Drive – Suite 9  
Louisville KY 40299

July 27, 2010

Mr. Larry D. Perry  
11464 Saga Lane  
Knoxville, TN 37931-2819

Re: T-Mobile Proposed 150' Monopole Tower  
Site location: 4326 Tolson Lane, Knoxville, Tennessee  
T-Mobile Site: 9KX0191D/Kathy Hobson

Subject: Tower Height

Dear Mr. Perry:

T-Mobile has examined the possibility of lowering the tower height for the proposed 150' monopole but because of the requirement that the tower have the viability to hold 3 arrays, we have concluded that we cannot lower the height and still make this a viable collocation option for other carriers because of the vegetation and terrain issues. Therefore as described above, a 150' monopole is the minimum height necessary to meet T-Mobile's needs as well as serve the broader community for future collocation.

Sincerely,



Gordon Snyder  
RF Engineer

Licensor Site Name/Number: Presley Lake, TN / 308912  
Licensee Site Name/Number: Meadowbrook / 9KX0305A

## SCHEDULE

### LICENSE OF SPACE

This Schedule is executed and delivered pursuant to that certain Master Tower Space License Agreement between Licensor and Licensee dated November 7, 2003, as modified by that certain Master Tower Space License and Site License Modification Agreement dated March 7, 2006 (collectively, the "Master Agreement"). All terms and conditions of the Master Agreement are incorporated herein by reference and made a part hereof for all purposes.

The following space shall be licensed on the terms indicated below:

#### Licensee Information:

Licensee's Name: T-Mobile South LLC, A Delaware limited liability company

Notice Address: T-Mobile South LLC  
4 Concourse Parkway  
Suite 300  
Atlanta, GA 30328  
Attn: Lease Administrator

With a copy to: T-Mobile USA, Inc.  
Attention Leasing Dept.  
12920 SE 38th Street  
Bellevue, WA 98006

Contact Name: Lease Administrator  
Contact Number: 770-604-8980  
Fax Number: 770-604-8945  
Real Estate: N/A  
Site Acquisition contact: Rick Eims / 615-332-8006  
Construction contact: Hamlet Hope / 404-247-3144

#### Licensor Information:

Notice Address: American Tower Asset Sub, LLC  
c/o American Tower Corporation  
10 Presidential Way  
Woburn, MA 01801

Contact Name: Contracts Manager  
Contact Number: (781) 926-4500  
Fax Number: (781) 926-4555  
Construction contact: TBD

Remittance Address: American Tower Asset Sub, LLC  
c/o SpectraSite Communications, Inc.  
P. O. Box 751760  
Charlotte, NC 28275-1760

Or for overnight delivery to:

American Tower Asset Sub, LLC  
c/o SpectraSite Communications, Inc.  
PO Box 751760  
1525 West WT Harris Blvd - 2C2

Licensors Site Name/Number: Presley Lake, TN / 308912  
Licensee Site Name/Number: Meadowbrook / 9KX0305A

Charlotte, NC 28262

**Tower Information:**

Licensors Tower Name: Presley Lake  
Coordinates: 35-58-00.476 N 84-02-48.766 W  
Licensors Tower Number: 308912  
Licensees Tower Name: Meadowbrook  
Licensees Tower Number: 9KX0305A  
Licensors Contract Number: TBD

**Licensee Fees and Term:**

License Commencement Date: The earlier of: (i) commencement of installation of Licensee's equipment, or (ii) October 1, 2008.

License Fee: [REDACTED]

Refer to Section 4.2 of the Master Agreement for the duration of the Term (including renewal periods) and Section 6.1 of the Master Agreement for the annual escalation of the License Fee.

**Administrative Fees:**

All Administrative Fees shall increase on January 1, 2010, January 1, 2015, and January 1, 2020 by an amount equal to [REDACTED] of the Fee payable in the immediately preceding year.

"Administrative Fees" shall mean only the following:

Site Inspection Fee pursuant to Section 12.4(b) [REDACTED]

**Licensee Equipment Information:**

Licensee's Equipment and its location at the Site are as set forth in Exhibit A, which is incorporated herein by reference and made a part hereof.

Site Drawings/Structurals (if any) are attached hereto as Exhibit B.

**Other Provisions:**

- a) Notwithstanding anything to the contrary in the Master Agreement, the offer to Licensee expressed in this Schedule shall automatically become null and void with no further obligation by either party hereto if a structural analysis of the Site completed after the execution of this Schedule by Licensors but before the commencement of the installation of Licensee's Equipment indicates that the Site is not suitable for Licensee's Equipment unless Licensors and Licensee mutually agree that structural modifications or repairs shall be made to the Site on mutually agreeable terms.
- b) In the event that Licensors determines a Shared Site Interference Study is required, Licensors and Licensee agree and acknowledge that this Schedule shall be contingent upon a satisfactory result of said Shared Site Interference Study.

[SIGNATURES ARE ON THE NEXT PAGE]

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

Licensor Site Name/Number: Presley Lake, TN / 30B912  
Licensee Site Name/Number: Meadowbrook / 9KX0305A

Agreed to and Accepted by:  
LICENSEE:  
T-Mobile South LLC,  
A Delaware limited liability company

By: [Signature]

Name: Dean Davis

Title: Deputy Director, Network Eng. Dept

Date: 6/6/08

Agreed to and Accepted by: \_\_\_\_\_  
LICENSOR:  
American Tower Asset Sub, LLC,  
A Delaware limited liability company

By: [Signature]

Name: Richard Rossi

Title: Director, Contract Management

Date: 6-12-08

*The offer of license expressed in this Schedule shall automatically expire and become void if not accepted by Licensee and such acceptance received by Licensor within fifteen (15) Business Days from the date of Licensor's signature first above-written and Licensor has sent the Site Information via U.S. Mail to Licensee's Real Estate/Site Acquisition contact specified in the application form for the applicable Tower space.*

*This Schedule does not constitute Licensed Space until completed and executed by both parties in accordance with Section 3.*

**SIGNATURE AUTHORIZATIONS:**

BY: _____ DATE: _____
CONTRACTOR: _____
SUBMITTER: _____
DATE: _____
BY: _____ DATE: _____
CONTRACTOR: _____
SUBMITTER: _____
DATE: _____
BY: _____ DATE: _____
CONTRACTOR: _____
SUBMITTER: _____
DATE: _____

**SITE DEVELOPMENT PLANS FOR  
T-MOBILE SOUTH, LLC**  
SITE #: 9KX0305A  
SITE NAME: MEADOWBROOK  
SITE ADDRESS: 2706 AMHERST RD  
KNOXVILLE, TN 37921



VICINITY MAP  
06/10 TO 2040



<b>INDEX:</b>	<b>INDEX:</b>	<b>INDEX:</b>	<b>INDEX:</b>	<b>INDEX:</b>	<b>INDEX:</b>
1. SITE	1. SITE	1. SITE	1. SITE	1. SITE	1. SITE
2. TOTAL EXHAUSTION	2. TOTAL EXHAUSTION	2. TOTAL EXHAUSTION	2. TOTAL EXHAUSTION	2. TOTAL EXHAUSTION	2. TOTAL EXHAUSTION
3. AIRFLOW & COOLING REQUIREMENTS	3. AIRFLOW & COOLING REQUIREMENTS	3. AIRFLOW & COOLING REQUIREMENTS	3. AIRFLOW & COOLING REQUIREMENTS	3. AIRFLOW & COOLING REQUIREMENTS	3. AIRFLOW & COOLING REQUIREMENTS
4. COOLING & HEATING SYSTEMS	4. COOLING & HEATING SYSTEMS	4. COOLING & HEATING SYSTEMS	4. COOLING & HEATING SYSTEMS	4. COOLING & HEATING SYSTEMS	4. COOLING & HEATING SYSTEMS
5. ELECTRICAL SYSTEMS	5. ELECTRICAL SYSTEMS	5. ELECTRICAL SYSTEMS	5. ELECTRICAL SYSTEMS	5. ELECTRICAL SYSTEMS	5. ELECTRICAL SYSTEMS
6. MECHANICAL SYSTEMS	6. MECHANICAL SYSTEMS	6. MECHANICAL SYSTEMS	6. MECHANICAL SYSTEMS	6. MECHANICAL SYSTEMS	6. MECHANICAL SYSTEMS
7. PLUMBING SYSTEMS	7. PLUMBING SYSTEMS	7. PLUMBING SYSTEMS	7. PLUMBING SYSTEMS	7. PLUMBING SYSTEMS	7. PLUMBING SYSTEMS
8. SANITATION SYSTEMS	8. SANITATION SYSTEMS	8. SANITATION SYSTEMS	8. SANITATION SYSTEMS	8. SANITATION SYSTEMS	8. SANITATION SYSTEMS
9. EXHAUSTION & GENERAL VENTILATION	9. EXHAUSTION & GENERAL VENTILATION	9. EXHAUSTION & GENERAL VENTILATION	9. EXHAUSTION & GENERAL VENTILATION	9. EXHAUSTION & GENERAL VENTILATION	9. EXHAUSTION & GENERAL VENTILATION
10. WIND LOADS	10. WIND LOADS	10. WIND LOADS	10. WIND LOADS	10. WIND LOADS	10. WIND LOADS
11. UTILITY REQUIREMENTS	11. UTILITY REQUIREMENTS	11. UTILITY REQUIREMENTS	11. UTILITY REQUIREMENTS	11. UTILITY REQUIREMENTS	11. UTILITY REQUIREMENTS

- GENERAL NOTES:**
1. THE CONTRACTOR SHALL BE IN ACCORDANCE WITH THE BROW COUNTY ZONING ORDINANCES.
  2. CONTRACTOR SHALL INVESTIGATE THIS PROJECT'S UTILITIES. DUES SHALL BE PAID TO START OF CONSTRUCTION TO VERIFY LOCATION OF ALL UTILITIES ABOVE OR NOT SHOWN.
  3. ALL UTILITIES WITHIN RIGHTWAY SHALL BE BACKFILLED WITH STONE.
  4. CONTRACTOR SHALL VERIFY AT HIS EXPENSE DAMAGE TO ANY EXISTING UTILITIES BEFORE CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, WATER, GAS, TELEPHONE, CABLE, FIBER, OPTIC, AND OTHER UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES CAUSED BY HIS WORK.
  5. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITIES NATURALLY FROM THE SITE.
  6. CONTRACTOR SHALL VERIFY ALL POWER COMPANY PROTECTIVE EQUIPMENT FOR CONTINGENCY PROTECTIVE EQUIPMENT.
  7. THE CONTRACTOR IS RESPONSIBLY CAUTIONED ABOUT THE LOCATION AND/OR RELATIONS OF EXISTING UTILITIES SHOWN ON THE PLANNING INFORMATION. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES, AND MAKE A RECORD DRAWING OF ALL UTILITIES AND PROTECTIVE EQUIPMENT. THIS INFORMATION IS NOT TO BE TAKEN AS A BASIS FOR COMPLIANCE.
  8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HOLD MEETINGS WITH ALL UTILITIES PROVIDERS PRIOR TO THE START OF CONSTRUCTION WITH PROVIDED INFORMATION.
  9. THIS PROJECT WILL NOT REQUIRE WATER OR SEWER SERVICE.
  10. CONTRACTOR SHALL REMOVE ANY DIRT OR SAND FROM TRES OF ANY CONSTRUCTION VEHICLES PRIOR TO LEAVING SITE.
  11. OTHER SPECIES THAN ARE NOT SHOWN.
  12. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A PROPER TRACTIC RECORD OF ALL UTILITIES. THE TRACTIC RECORD MUST BE IN ACCORDANCE WITH BROW COUNTY ORDINANCES.


**DIRECTIONS:**  
FROM KNOXVILLE GO EAST ON I-75 TO EXIT 264. GO WEST ON ROUTE 264 TO THE SOUTH SIDE OF THE BRIDGE. TURN LEFT ON THE FIRST RIGHT ON THE SOUTH SIDE OF THE BRIDGE TO THE RIGHT ON THE SOUTH SIDE OF THE BRIDGE TO THE RIGHT ON THE SOUTH SIDE OF THE BRIDGE.

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

**NOTICE TO CONTRACTORS:**  
BEFORE ANY WORK BEGINS, CONTRACTORS SHALL VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANNING INFORMATION. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITIES PROVIDERS PRIOR TO THE START OF CONSTRUCTION WITH PROVIDED INFORMATION.

<b>TELEPHONE CO.:</b> AT&T 694-9003 (953) 694-9003	<b>ELECTRIC CO.:</b> KNOXVILLE UTILITY BOARD (865) 624-2971
<b>HOLDING PERMIT:</b> MUSKOGEE COUNTY	<b>LANDLORD INFO:</b> AMERICAN TOWER 10100 W. GLENDALE BLVD MOUNTAIN PLAZA, TN 37164 615-371-1021

<b>COORDINATES:</b> LATITUDE: 37°00'42" N LONGITUDE: 83°24'28" W GROUND BORN: 1942 FT. AMSL	<b>PROPERTY ZONING:</b>
<b>LESSEE:</b> T-Mobile 3800 CDBL ROAD, SUITE 215 NASHVILLE, TENNESSEE 37211 CONTACT: REAL ESTATE DEPARTMENT	<b>ENGINEER:</b> T-HARDY ENGINEERING, INC. 200 LINDBY STREET TRUSSVILLE, ALABAMA 35173 CONTACT: TIM HARDY PHONE: (205) 681-1127 MOBILE: (205) 222-1625



**AMERICAN TOWER**  
SITE DESIGN  
COMMUNICATIONS  
PLANNING & DESIGN  
1000 N. 10TH ST  
DENVER, CO 80202

THIS DRAWING AND/OR THE ACCOMPANYING INFORMATION IS THE PROPERTY OF AMERICAN TOWER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, OR TRANSMISSION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF AMERICAN TOWER IS STRICTLY PROHIBITED. AMERICAN TOWER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. AMERICAN TOWER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

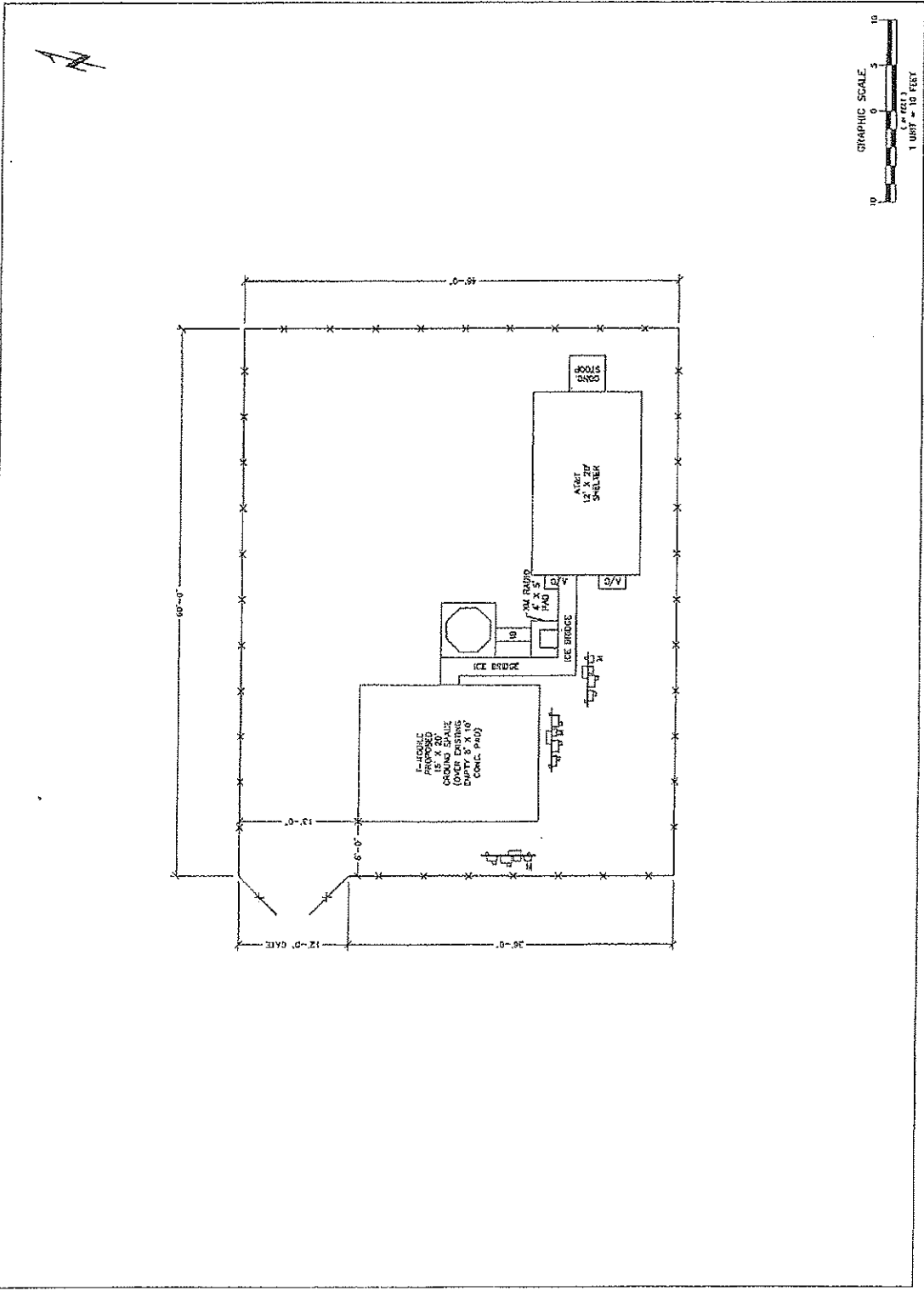
DATE: 08/12/10  
DRAWN BY: J. CHANDLER  
DATE CHECKED: 08/12/10  
CHECKED BY: J. CHANDLER  
CUSTOMER: MOBILE  
COLLOCATION NO.: 43903

**LEGEND**

- ⊗ GROUNDING TEST WELL
- AC AIR CONDITIONING UNIT
- AM AM
- C CABINET
- CFC FIBER OPTIC CABINET
- EC ELECTRICAL SERVICE DISC.
- GE GENERATOR
- IB ICE BRIDGE
- IR ICE BRIDGE
- M METER RACK
- PP POWER POLE
- T TELEPHONE HOOKUP
- TD TELEPHONE DEMARK
- TR TELEPHONE RACK
- W WATER VALVE

OMPENSATION NOT VERIFIED BY LICENSED SURVEYOR

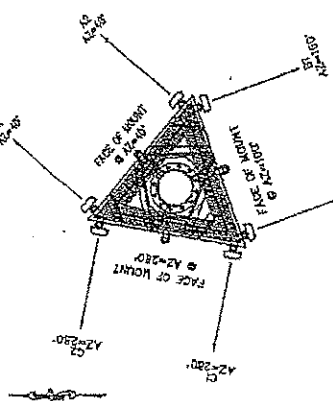
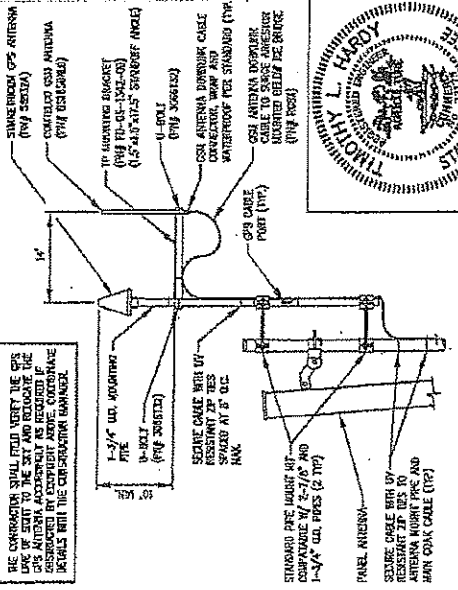
SHEET TITLE: SITE PLAN LAYOUT  
SHEET NUMBER: SP-1  
REV: 0



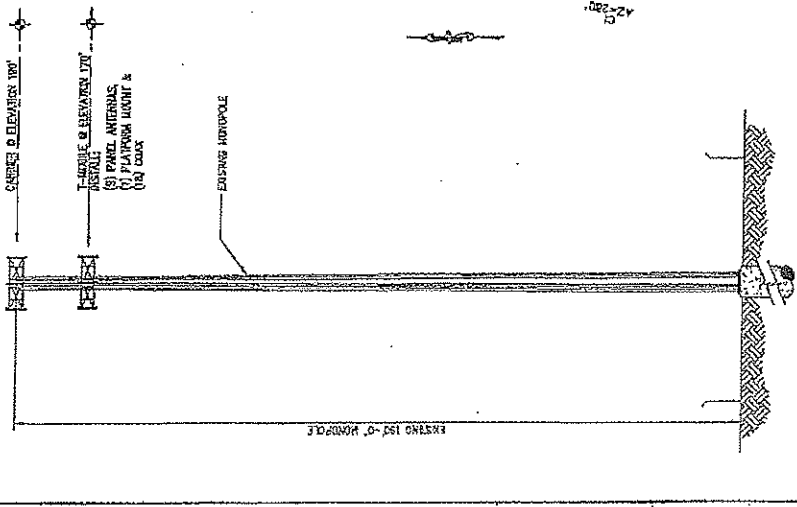
**ANTENNA AND COAX SCHEDULE**

ANTENNA MARK	SECTION	ANTENNA ①	COAX FEED LOCATION (OF # FEEDS)	ANTENNA ②	COAX CABLE	CONDUCTOR	RESISTANCE DOWN IN ③	RESISTANCE DOWN IN ④
A1	A	THSR-4517-42K	BOTTOM	49'	1/4" x 1/4" RED	1/4" x 1/4" RED	0'	2
A2	A	THSR-4517-42K	BOTTOM	47'	1/4" x 1/4" RED-GRAY	1/4" x 1/4" RED-GRAY	0'	2
A3	A	THSR-4517-42K	BOTTOM	49'	1/4" x 1/4" RED-RED	1/4" x 1/4" RED-RED	0'	2
B1	C	THSR-4517-42K	BOTTOM	160'	1/4" x 1/4" BLUE-GRAY	1/4" x 1/4" BLUE-GRAY	0'	2
B2	B	THSR-4517-42K	BOTTOM	160'	1/4" x 1/4" BLUE-BLUE	1/4" x 1/4" BLUE-BLUE	0'	2
B3	B	THSR-4517-42K	BOTTOM	160'	1/4" x 1/4" BLUE-BLUE-GRAY	1/4" x 1/4" BLUE-BLUE-GRAY	0'	2
C1	C	THSR-4517-42K	BOTTOM	280'	1/4" x 1/4" GREEN-GRAY	1/4" x 1/4" GREEN-GRAY	0'	2
C2	C	THSR-4517-42K	BOTTOM	280'	1/4" x 1/4" GREEN-GREEN	1/4" x 1/4" GREEN-GREEN	0'	2
C3	C	THSR-4517-42K	BOTTOM	280'	1/4" x 1/4" GREEN-GREEN-GRAY	1/4" x 1/4" GREEN-GREEN-GRAY	0'	2

① RIVAL ANTENNA TYPE TO BE DETERMINED BY T-WAVE, ANTENNAS TO BE PROVIDED BY T-WAVE AND INSTALLED BY CONTRACTOR.  
 ② ALL ANTENNAS TO BE INSTALLED WITH DOWNEY BRACKET.  
 ③ RESISTANCE INDEX  
 THE CONTRACTOR SHALL FIELD VERIFY THE CPS OF EACH ANTENNA AND RECORD THE DATA IN THE ANTENNA SCHEDULE. ANTENNAS SHALL BE IDENTIFIED BY COLORFUL TAPE. COORDINATE DETAILS WITH THE CONTRACTOR MANAGER.



**ANTENNA AZIMUTHS**  
(NOT TO SCALE)



**SES/SES MOUNTING DETAIL**  
AT ANTENNA RAD. CENTER  
(SCALE NTC)



REGISTERED PROFESSIONAL ENGINEER  
 MONOPOLY ELEVATION  
 SCHEDULED DATE OF CONSTRUCTION  
 ANTENNA ②  
 T-WAVE SOUTH LLC  
 NASHVILLE, TENNESSEE

DATE: 5/08/2008  
 DRAWN BY: T.L. HARDY  
 CHECKED BY: S.E. WOMACK  
 PROJECT NO: 0806-001  
 PHONE: (615) 855-1421 FAX: (615) 661-9122

DESIGNED AND ENGINEERED BY  
**T.L. HARDY**  
 200 INDEPENDENT BLVD  
 NASHVILLE, TN 37203  
 PHONE: (615) 855-1421 FAX: (615) 661-9122

NO.	BY	CHK	DATE

Licensor Site Name/Number: Amherst TN, TN / 9196  
Licensee Site Name/Number: Vance Hamon / 9KX0035

## SCHEDULE

### LICENSE OF SPACE

This Schedule is executed and delivered pursuant to that certain Master Tower Space License Agreement between Licensor and Licensee dated November 7, 2003, as modified by that certain Master Tower Space License and Site License Modification Agreement dated March 7, 2006 (collectively, the "Master Agreement"). All terms and conditions of the Master Agreement are incorporated herein by reference and made a part hereof for all purposes.

The following space shall be licensed on the terms indicated below:

#### Licensee Information:

Licensee's Name: T-Mobile South LLC, a Delaware limited liability company

Notice Address: T-Mobile USA  
Attention: PCS Lease Administrator  
With a Copy to: Legal Dept.  
12920 SE 38<sup>th</sup> Street  
Bellevue, WA 98006

Additional Copy  
To Notice: T-Mobile USA  
Attn: Lease Administrator  
4 Concourse Parkway  
Suite 300  
Atlanta, GA 303289

Contact Name: Lease Administrator  
Contact Number: 615-332-8006  
Fax Number: 615-332-8109  
Real Estate/  
Site Acquisition contact: Rick Elms / 615-332-8006  
Construction contact: Hamlet Hope / 404-247-3144

#### Licensor Information:

Notice Address: American Towers, Inc.  
c/o American Tower Corporation  
10 Presidential Way  
Woburn, MA 01801

Contact Name: Contracts Manager  
Contact Number: (781) 926-4500  
Fax Number: (781) 926-4555  
Construction contact: TBD

Remittance Address: American Towers, Inc.  
c/o American Tower Corporation  
Dept. 5305  
P.O. Box 30000  
Hartford, CT 06150-5305

#### Tower Information:

Licensor's Tower Name: Amherst TN, TN  
Coordinates: 35-57-46.29 N; 84-1-22.67 W



Licensor Site Name/Number: Amherst TN, TN / 9198  
Licensee Site Name/Number: Vance Harmon / 9KX0035

Licensor's Tower Number: 9196  
Licensee's Tower Name: Vance Harmon  
Licensee's Tower Number: 9KX0035  
Licensor's Contract Number: TBD

**Licensee Fees and Term:**

License Commencement Date: The earlier of: (i) commencement of installation of Licensee's equipment, or (ii) October 1, 2007.

License Fee: [REDACTED], payable monthly.

Refer to Section 4.2 of the Master Agreement for the duration of the Term (including renewal periods) and Section 6.1 of the Master Agreement for the annual escalation of the License Fee.

**Administrative Fees:**

All Administrative Fees shall increase on January 1, 2010, January 1, 2015, and January 1, 2020 by an amount equal to [REDACTED] of the Fee payable in the immediately preceding year.

"Administrative Fees" shall mean only the following:

Site Inspection Fee pursuant to Section 12.4(b) [REDACTED]

**Licensee Equipment Information:**

Licensee's Equipment and its location at the Site are as set forth in Exhibit A, which is incorporated herein by reference and made a part hereof.

Site Drawings/Structurals (if any) are attached hereto as Exhibit B.

**Other Provisions:**

- a) Notwithstanding anything to the contrary in the Master Agreement, the offer expressed to Licensee in this Schedule shall automatically become null and void with no further obligation by either party hereto if a structural analysis of the Site completed after the execution of this Schedule by Licensor but before the commencement of the installation of Licensee's Equipment indicates that the Site is not suitable for Licensee's Equipment unless Licensor and Licensee mutually agree that structural modifications or repairs shall be made to the Site on mutually agreeable terms.
- b) In no event shall Licensee's use of the Site, or operation of any of its equipment thereon, be conducted in a manner that interferes with Licensor's lighting system located on any of the towers, building systems, or, in the event that Licensee's equipment is installed on the rooftop of a building, with equipment of any kind used by building tenants who are not tenants of the Licensor. In the event that such interference does occur, Licensee shall be solely responsible to reimburse Licensor for any and all costs required to modify and/or upgrade Licensor's lighting system, to comply with all necessary FAA/FCC regulations, as a result of said interference.

[SIGNATURES ARE ON THE NEXT PAGE]

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

Licensor Site Name/Number: Amherst TN, TN / 9195  
Licensee Site Name/Number: Vance Harmon / 9KX0035

Agreed to and Accepted by:  
**LICENSEE:**  
T-Mobile South, LLC, a Delaware limited liability company


By:  \_\_\_\_\_

Name: Dean Davis

Title: General Manager

Date: 9/28/07

Agreed to and Accepted by:  
**LICENSOR:**  
American Towers, Inc., a Delaware corporation, a wholly owned subsidiary of American Tower Corporation, a Delaware corporation

By:  \_\_\_\_\_

Name: Richard Rossi

Title: Director, Contract Administration

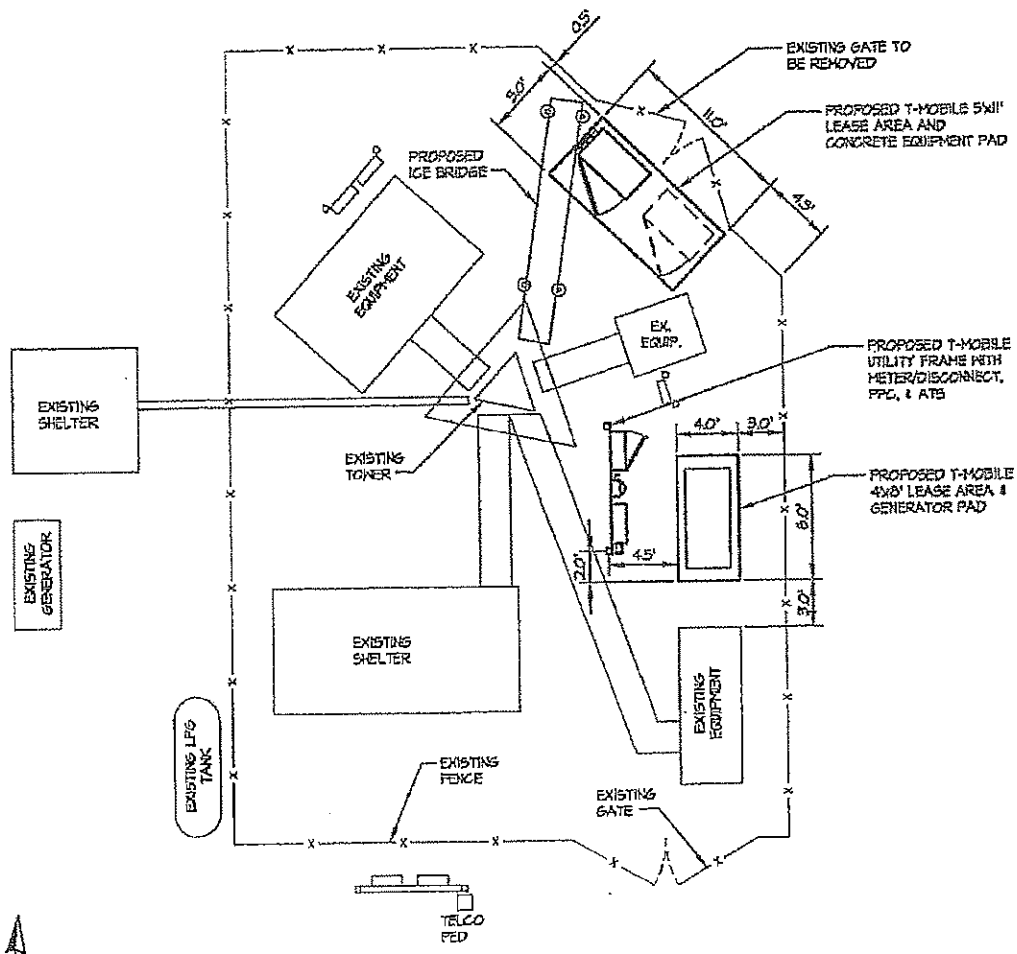
Date: 10-3-07

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*This Schedule does not constitute Licensed Space until completed and executed by both parties in accordance with Section 3.*

\* PROPOSED T-MOBILE COAX ROUTE  
MAY VARY FROM THAT SHOWN  
(VERIFY WITH STRUCTURAL ANALYSIS)

SHEET 1 OF 2



**SITE PLAN**  
SCALE: 1" = 10'

**PROJECT INFORMATION:**  
TOWER OWNER: AMERICAN TOWER  
TN-4146  
LATITUDE: 35.4617  
LONGITUDE: 84.0230



**PM&A**  
30 MANSELL CT  
SUITE 103  
ROSWELL, GA 30076  
678-280-2325

NO.	DATE	DESCRIPTION
0	11/06/06	ISSUED FOR REVIEW
1	12/04/06	REVISED SITE PLAN
2		
3		
4		

SITE NUMBER:  
**KX0035**  
PM&A PROJ:  
TM303  
SCALE  
VARIES

SITE NAME:  
**VANCE**  
SITE ADDRESS:  
**6305 VANCE LANE  
KNOXVILLE, TN 37921**

**From:** "Malua Young" <MYoung@mittrix.com>  
**To:** "Chastain, Matt" <Matt.Chastain@T-Mobile.com>, "Hope, Hamlet (Atlanta)" <Hamlet.Hope@T-Mobile.com>  
**Date:** 8/14/2008 9:50:17 AM  
**Subject:** FW: Site # 9KX0191

FYI.

-----Original Message-----

From: ragard6470@aol.com [mailto:ragard6470@aol.com]  
Sent: Wednesday, August 13, 2008 1:46 PM  
To: ragard6470@aol.com; Rick.Elms@T-Mobile.com  
Cc: Malua Young  
Subject: Site # 9KX0191

Rick,\*

\*

I spoke with land owner late this morning, she has spoken with 3-USC reps. yesterday and is awaiting another phone call today from one of them to confirm when a commitment for repairs to the road will be provided.\*

\*

She does not recall speaking with John Locasios or any male rep. from USC. She said she does not have a clear understanding from USC why she needs to sign the letter of authorization for our application for zoning. She will not sign any document unless she is in receipt of the following: a) A firm commitment when the access road (which she shares with access to the cell site) will be repaired prior to the winter season, b) USC provides a clear understanding to land owner why the letter of authorization has to be signed by the land owner.\*

\*

I enquired if she would be in agreement of TMO offering her some sort of honorarium, she flatly refused and said she does not want any money, all she wants are the 2-items listed above, then she will sign the letter of authorization.\*

\*

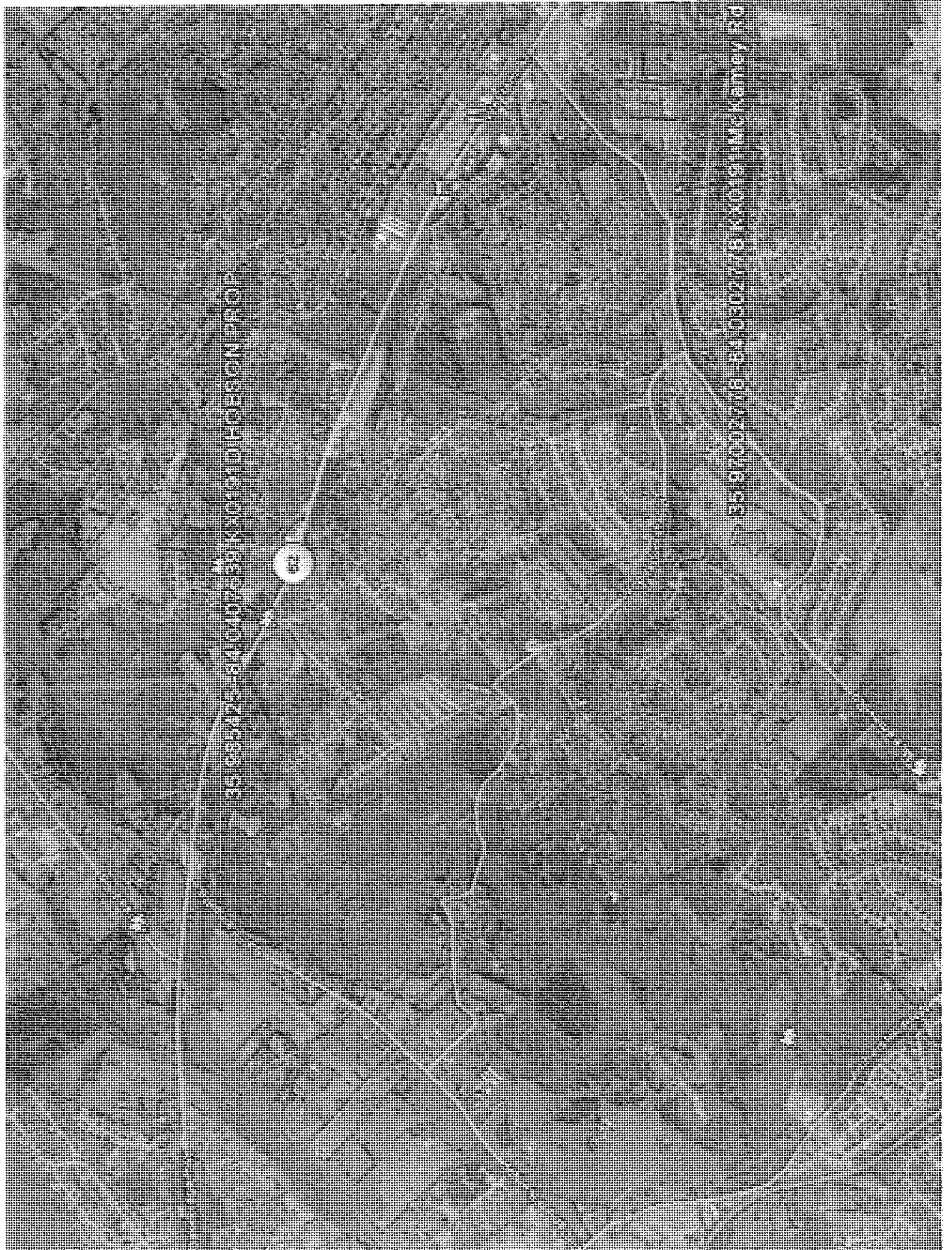
Please liaise with USC to bring resolution to this situation.\*

\*

Best regards,\*

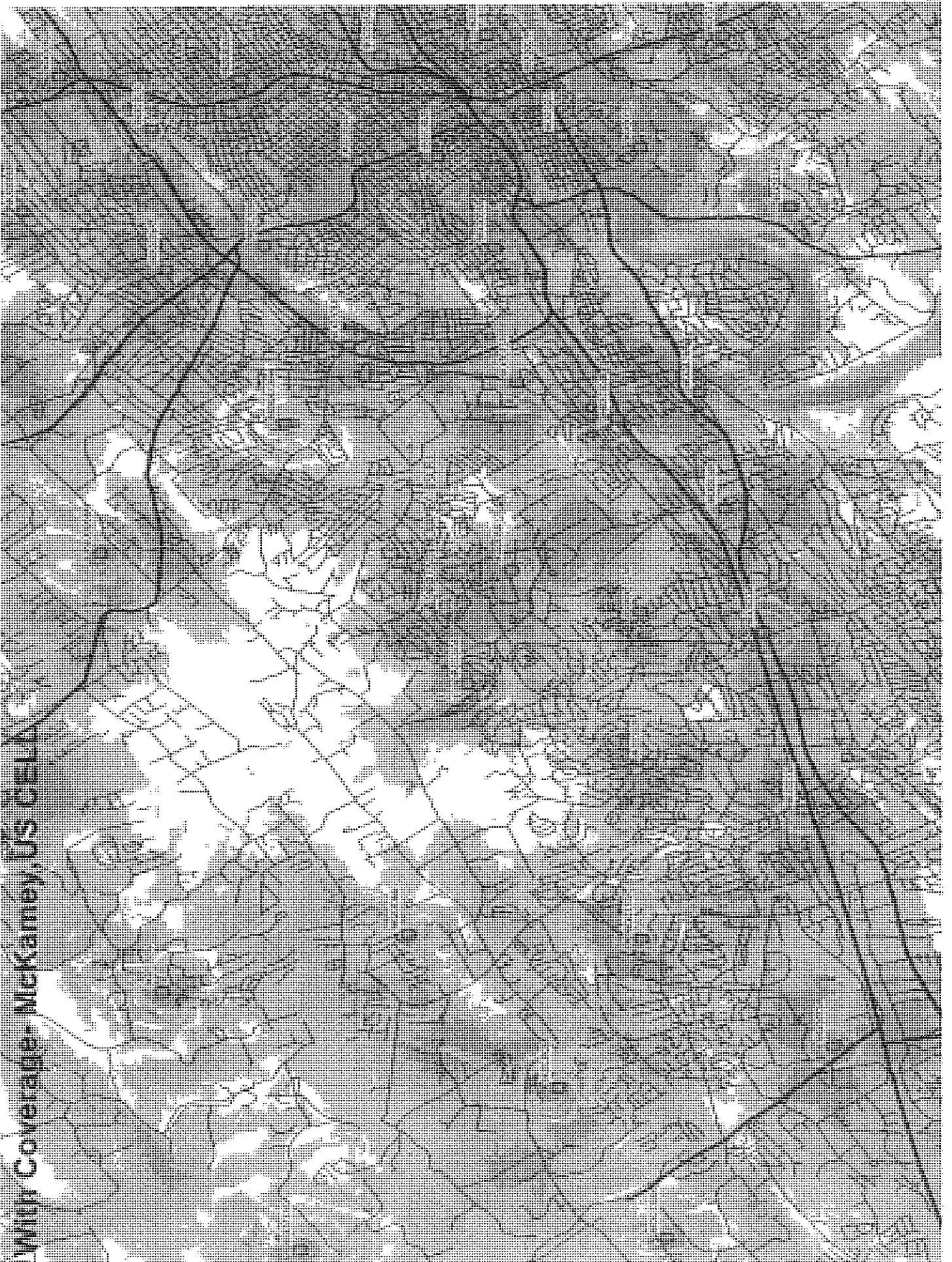
\*

Ron\*

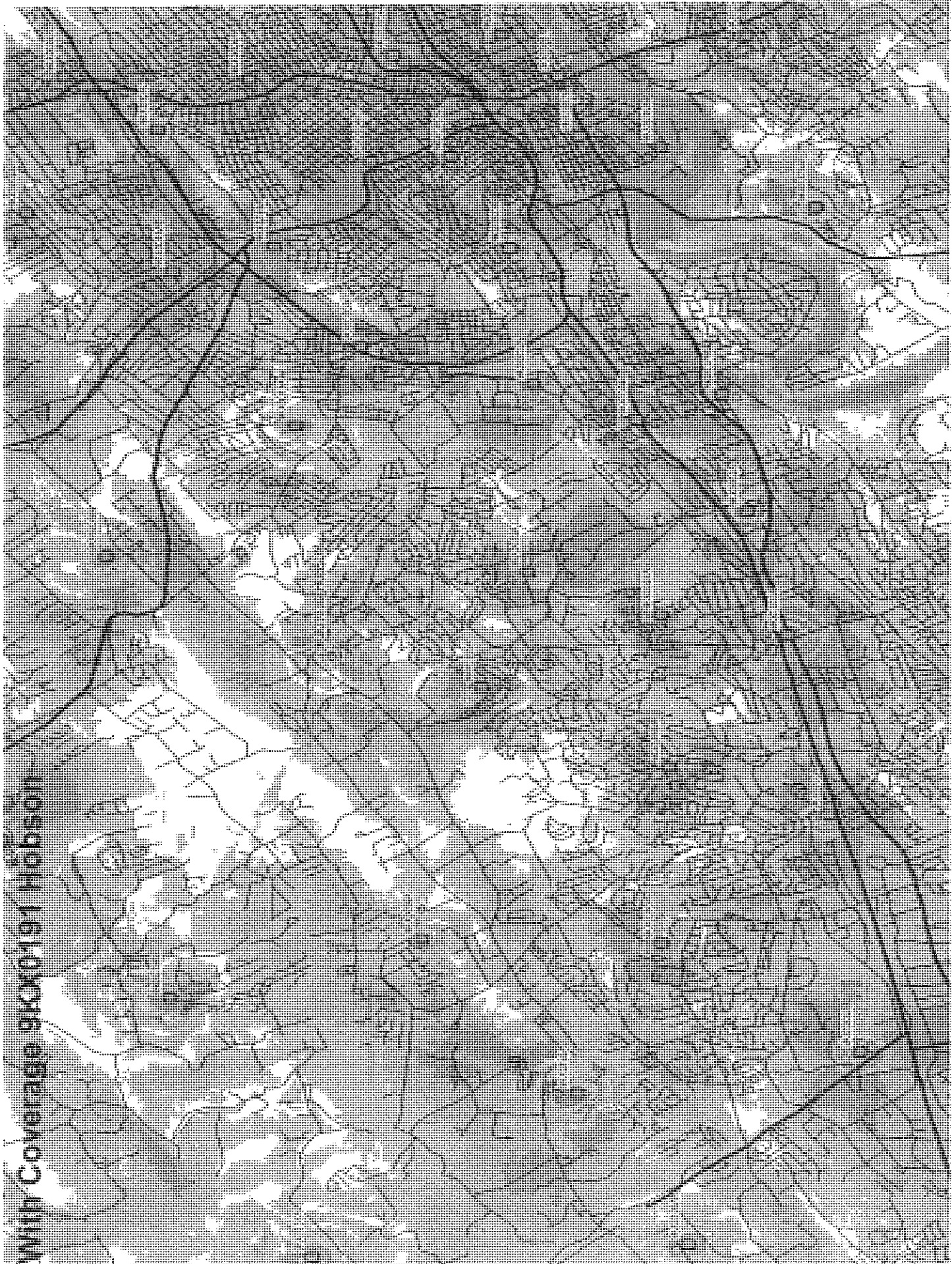




Without Coverage

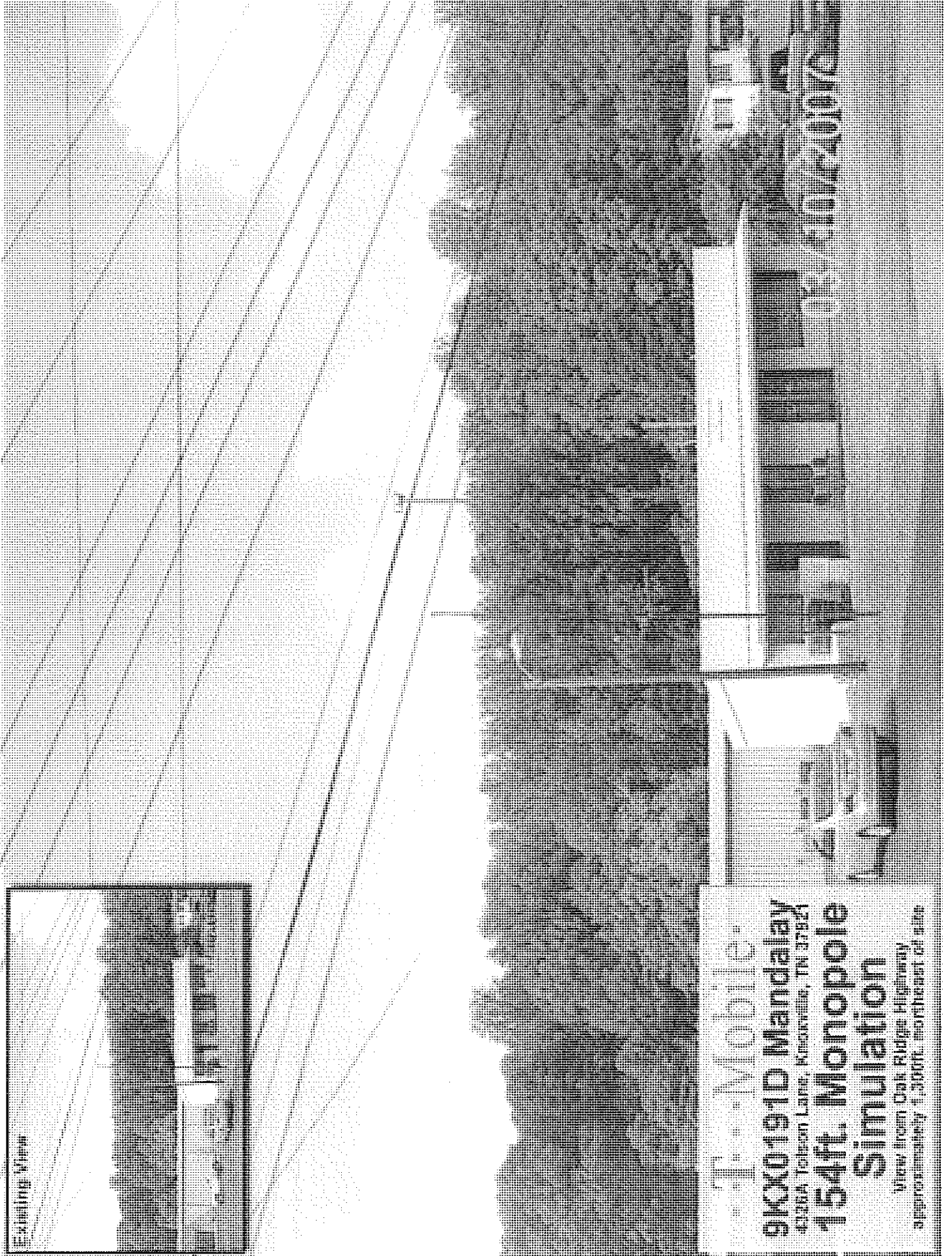


With Coverage- Nickamey, US CELL



With Coverage 9KX0191 Hobson





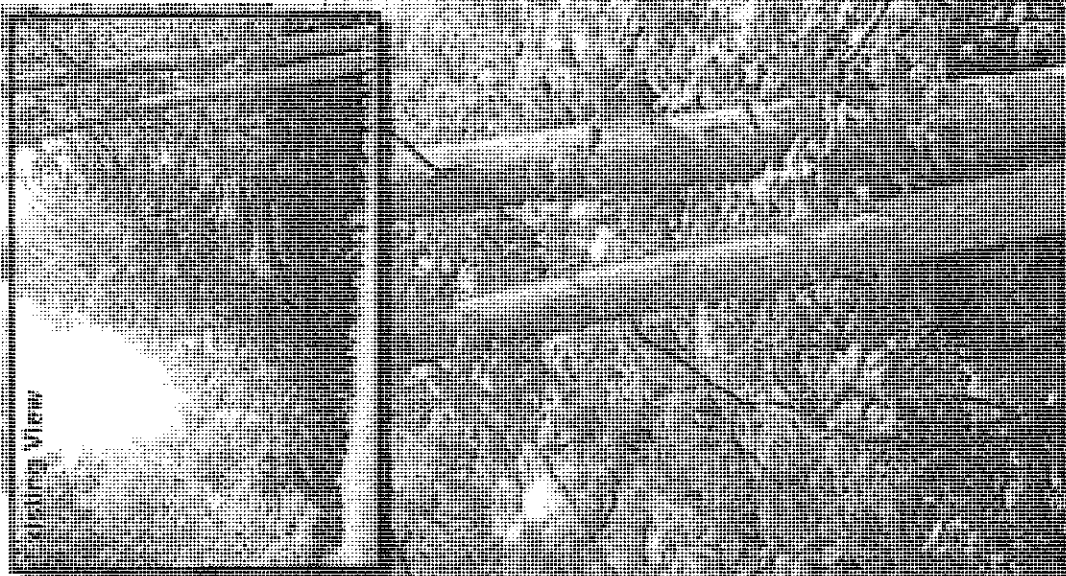
Existing View

T-Mobile  
91KX0191D Mandalay  
4328A Tolson Lane, Knoxville, TN 37924  
**154ft. Monopole  
Simulation**  
View from Oak Ridge Highway  
approximately 1,300ft. northeast of site



Existing View

**T-Mobile**  
**9KX0191D Mandalay**  
43364 Tolson Lane, Knoxville, TN 37921  
**154ft. Monopole**  
**Simulation**  
View from Tolson Road  
approximately 300ft. west of site



**T-Mobile**  
**9KX0191D Mandalay**  
4526A Tobias Lane, Knoxville, TN 37921  
**154ft. Monopole**  
**Simulation**

View from adjoining property  
approximately 165ft. south of site