

▶ **FILE #:** 7-F-10-UR

AGENDA ITEM # 39

AGENDA DATE: 7/8/2010

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

OWNER(S): CHARLES MCMILLAN

TAX ID NUMBER: 49 PART OF 031

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northeast side of McCampbell Dr., east of Anderson Rd.

▶ **APPX. SIZE OF TRACT:**

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via McCampbell Dr., a local street with a 15' pavement width within a 40' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Whites Creek

▶ **ZONING:** I (Industrial), RB (General Residential) & F (Floodway)

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

▶ **PROPOSED USE:** 160' monopole telecommunications tower

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land and residences / RB (General Residential)

South: Vacant land / F (Floodway) & I (Industrial)

East: Vacant land / I (Industrial) & F (Floodway)

West: Residence and vacant land / I (Industrial) & RB (General Residential)

NEIGHBORHOOD CONTEXT: The site is located in a rural area along McCampbell Dr. that is utilized primarily for farming purposes with some residences on large lots.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a 160 foot monopole telecommunications tower in an I (Industrial) zoning district subject to 7 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. 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.
3. Submitting a revised plan for a turnaround area for the access drive to the tower site meeting the requirements of the Knox County Department of Engineering and Public Works and the Knox County Fire Marshal.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.

6. Installing an evergreen landscaping screen around the fenced enclosure, as required by the Zoning Ordinance, within six months of the tower becoming operational. The proposed landscape plan needs to be modified to provide the required landscaping along the western side of the enclosure.
7. 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 I (Industrial) zone.

COMMENTS:

This is a request for a new 160 foot monopole telecommunications tower to be located within a 6,400 square foot lease area located on a portion of a 114 acre tract. The subject property is zoned I (Industrial) and telecommunication towers are considered as a use on review in this district if the tower is within 500 of a residence. The proposed tower site will have access to McCampbell Dr. by a 20 foot wide access easement. Staff is proposing a condition that 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. This access drive requirement was first applied to the U. S. Cellular tower request on Old Rutledge Pike approved by the Planning Commission on April 8, 2010.

The proposed tower is required to be located 176 feet (110% of the tower height) from the nearest residence. The existing residence on the property is only 80 feet from the proposed tower. The applicant has provided a notarized statement requesting approval from the Planning Commission for the reduced setback. There are no other residences within 500 of the proposed tower.

The applicant will be installing a 6 foot high security fence with three strands of barbed wire surrounding the tower and equipment area. 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 3 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. There are no other towers within one mile of the proposed tower that could provide the coverage needed by the applicant. There is an existing use on review approval for a proposed T-Mobile site located to the west on the north side of Anderson Rd. A letter has been submitted by T-Mobile stating that the owner of that property is no longer interested in leasing that land for a cellular tower.

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 160' 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 site, being located in an area made up of primarily large tracts should have minimal impact on nearby residences.

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 I (Industrial) 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, North City 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 rural area, the use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

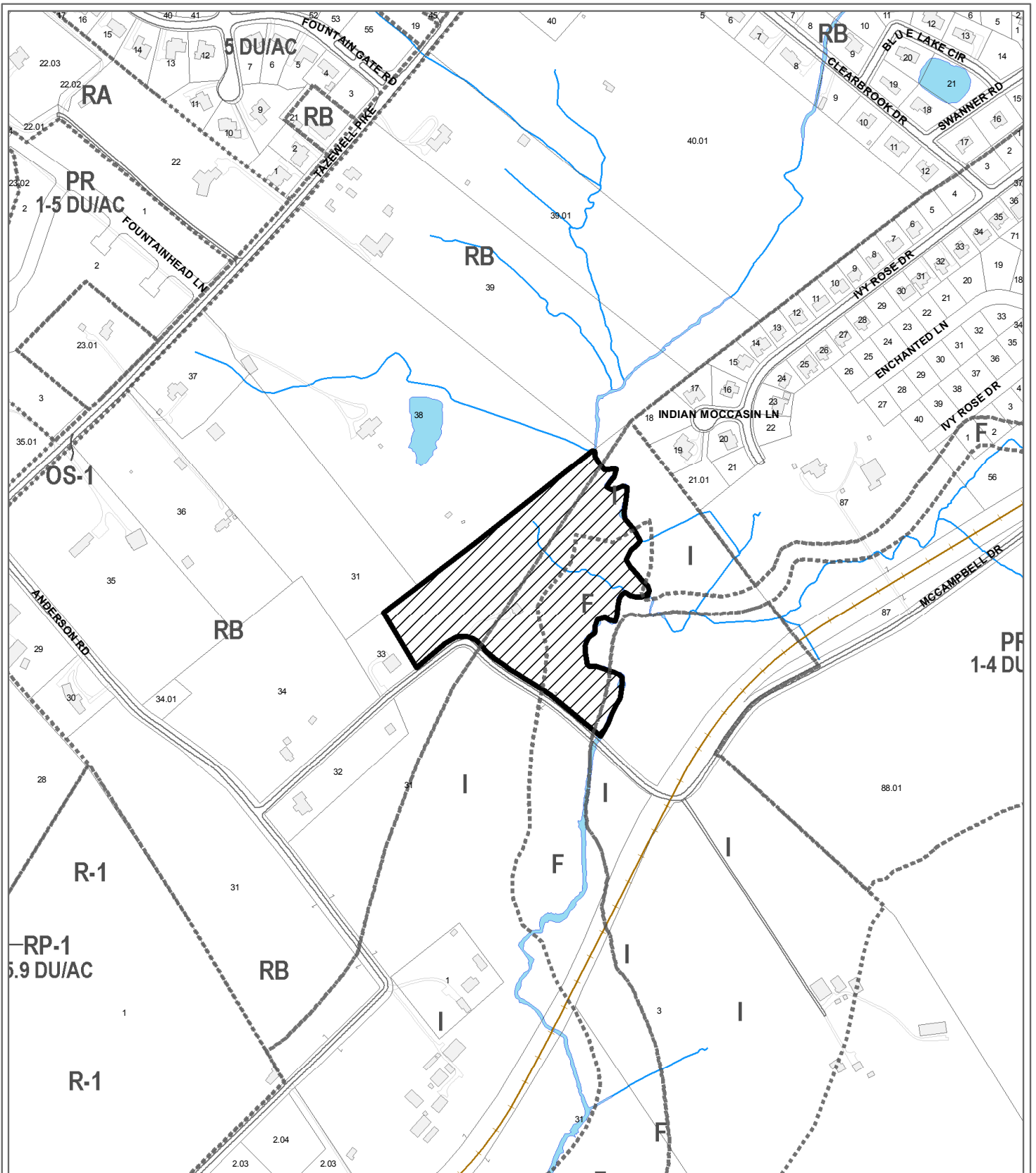
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes low density residential uses and slope protection for this area. With the minimal site alteration required for the proposed tower (access drive also serves as a driveway for the existing residence), the proposed development is consistent with this land designation.
2. The Wireless Communications Facility Plan identifies the proposed 160' monopole as a "tall" monopole. Under the guidelines for Tower Placement section of the Facility Plan, the proposed tower falls within the "Opportunity Area" and "Sensitive" categories. The site is considered to be an "Opportunity Area" since the site is zoned for industrial use. The plan encourages tall monopoles located in this area. The site is also considered to be a "Sensitive" area since it is located within 500 feet of a residence. The plan discourages tall monopoles in this category. As previously mentioned, the residence is owned by the property owner that will be leasing the property to T-Mobile.
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-F-10-UR
USE ON REVIEW**

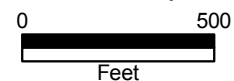


160' monopole telecommunications tower in I (Industrial), RB (General Residential) & F (Floodway)

Petitioner: Excell Communications, Inc.

Map No: 49

Jurisdiction: County



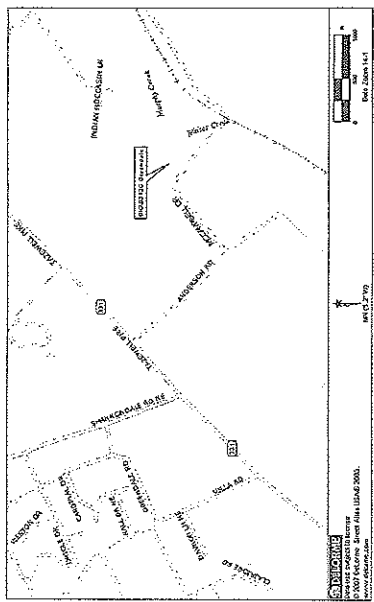
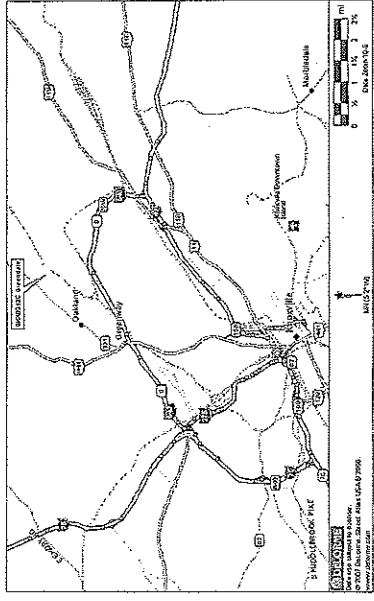
Original Print Date: 6/23/2010
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

SITE DEVELOPMENT PLANS FOR T-MOBILE SOUTH LLC

SITE #: 9KX0313C
SITE NAME: GREENDALE
SITE ADDRESS: 4745 McCAMPBELL DRIVE
KNOXVILLE, TENNESSEE 37917

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



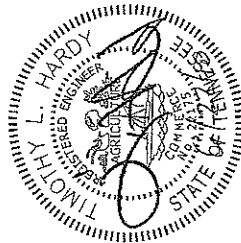
DIRECTIONS:
FROM KNOXVILLE: TAKE I-40 EAST TO EXIT 385 (I-640/I-75). STAY ON I-640 TO EXIT 6 (HWY 441) AND GO APPROX. 0.3 MILES TO TAZEWELL PIKE AND TURN RIGHT. GO APPROX. 0.5 MILE TO McCAMPBELL DRIVE AND GO TO RIGHT HAND CURVE. SITE ACCESS WILL BE DIRECTLY AHEAD AT CURVE.

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

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

NOTICE TO CONTRACTORS
SHOULD ARTIFACTS, ARCHAEOLOGICAL FEATURES OR HUMAN SKELETAL REMAINS BE ENCOUNTERED DURING PROJECT ACTIVITIES: STOP WORK IMMEDIATELY AND CONTACT THE T-MOBILE FIELD CONSTRUCTION MANAGER FOR INSTRUCTIONS.

TELEPHONE CO.: BELLSOUTH CONTACT: CUSTOMER SERVICE PHONE: (866) 620-6000	ELECTRIC CO.: KNOXVILLE UTILITIES P.O. BOX 59017 KNOXVILLE, TN 37950-9017 CONTACT: CUSTOMER SERVICE PHONE: (866) 524-2811	LANDLORD INFO: CHARLES McMILLAN 4745 McCAMPBELL DRIVE KNOXVILLE, TN 37918 PHONE: (865) 887-3453	BUILDING PERMIT: KNOX COUNTY CODES & ADMIN. CITY COUNTY BUILDING 400 MAIN STREET, ROOM 547 KNOXVILLE, TN 37902 CONTACT: BILL PIERCE PHONE: (865) 215-2325
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INDEX:	TITLE SHEET	REV.:	DATE:
T1	SURVEY	1	6-22-10
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G1.5	DETAILED SITE LAYOUT	1	6-22-10
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C3.1	COAX GROUNDING DETAIL		
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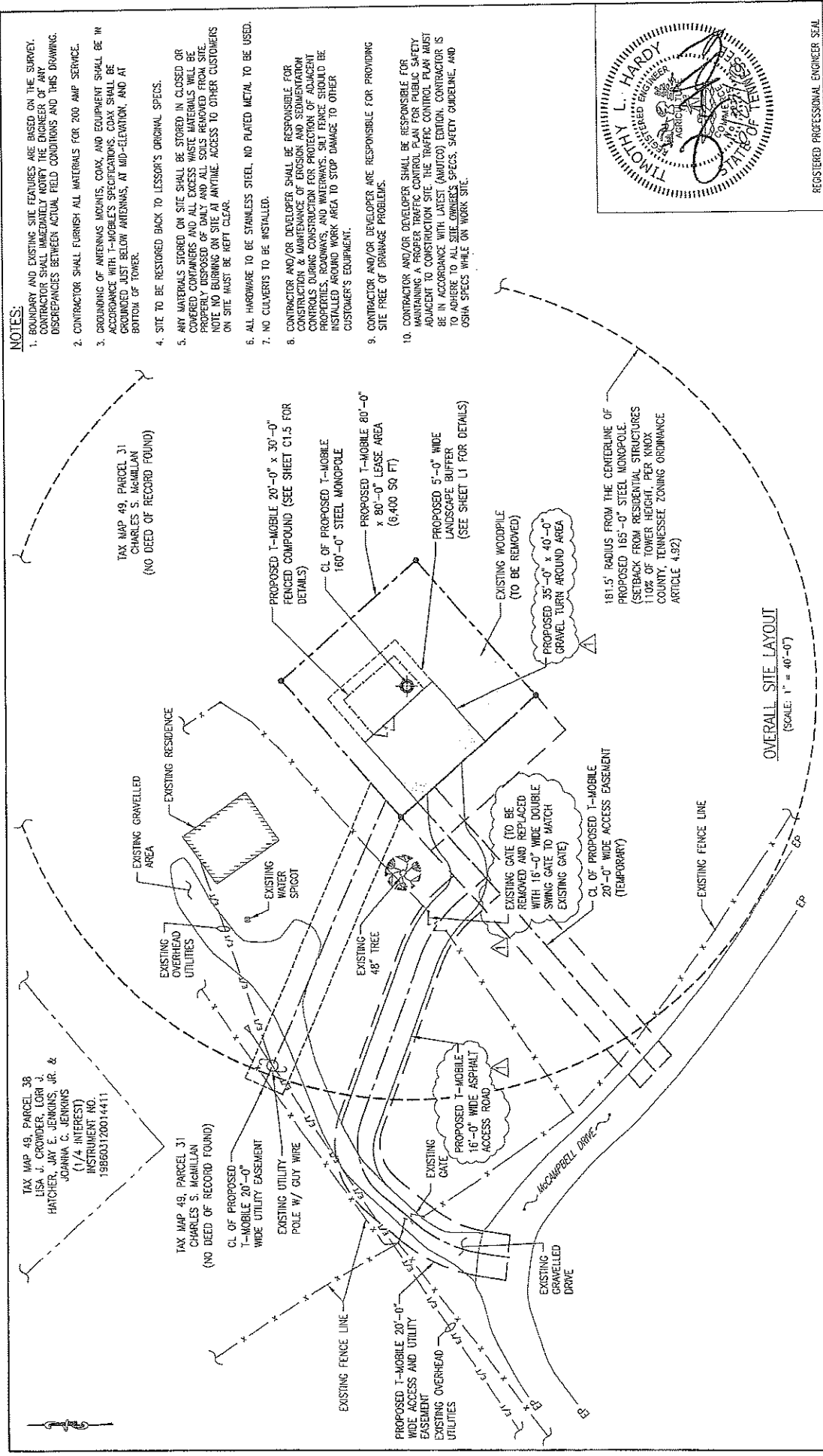
PROPERTY ZONING:
I-1 INDUSTRIAL

PARCEL I.D.:
7-F-10-UR
REVISED
6-23-10

ENGINEER:
HARDY ENGINEERING, INC.
209 LINDEN STREET
TRUSSVILLE, ALABAMA 35173
CONTACT: TIM HARDY
PHONE: (205) 655-1427
MOBILE: (205) 222-7563

COORDINATES:
LATITUDE: 36° 02' 48.78"
LONGITUDE: -83° 53' 38.10"
GROUND ELEV: 1158' AMSL

LESSEE:
T-Mobile
T-MOBILE - NASHVILLE MARKET
3800 E ZELL ROAD, SUITE 815
NASHVILLE, TENNESSEE 37211
CONTACT: REAL ESTATE DEPARTMENT

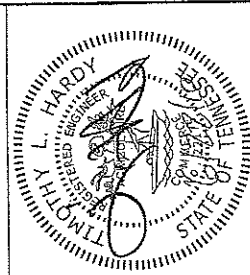
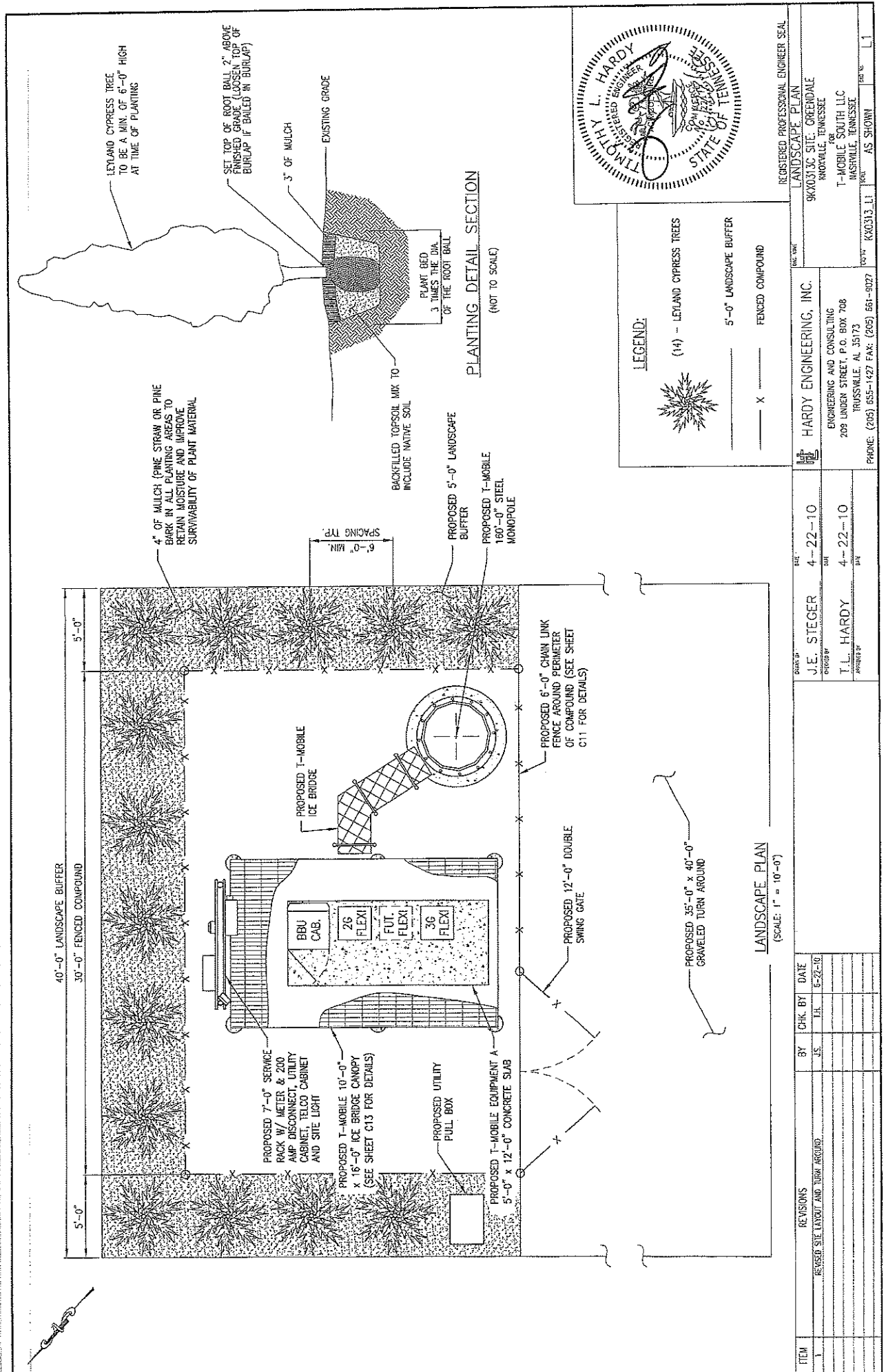


NOTES:

- BOUNDARY AND EXISTING SITE FEATURES ARE BASED ON THE SURVEY. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THIS DRAWING.
- CONTRACTOR SHALL FURNISH ALL MATERIALS FOR 200 AMP SERVICE.
- GROUNDING OF ANTENNAS MOUNTS, COAX, AND EQUIPMENT SHALL BE IN ACCORDANCE WITH T-MOBILE'S SPECIFICATIONS. COAX SHALL BE GROUNDED JUST BELOW ANTENNAS, AT MID-ELEVATION, AND AT BOTTOM OF TOWER.
- SITE TO BE RESTORED BACK TO LESSOR'S ORIGINAL SPECS.
- ANY MATERIALS STORED ON SITE SHALL BE STORED IN CLOSED OR COVERED CONTAINERS AND ALL EXCESS WASTE MATERIALS WILL BE PROPERLY DISPOSED OF DAILY AND ALL SOILS REMOVED FROM SITE. NOTE: NO BURNING ON SITE AT ANYTIME. ACCESS TO OTHER CUSTOMERS ON SITE MUST BE KEPT CLEAR.
- ALL HARDWARE TO BE STAINLESS STEEL, NO PLATED METAL TO BE USED.
- NO CULVERTS TO BE INSTALLED.
- CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION & MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS, AND WATERWAYS. Silt FENCE SHOULD BE INSTALLED AROUND WORK AREA TO STOP DAMAGE TO OTHER CUSTOMER'S EQUIPMENT.
- CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING SITE FREE OF DRAINAGE PROBLEMS.
- CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING A PROPER TRAFFIC CONTROL PLAN FOR PUBLIC SAFETY ADJACENT TO CONSTRUCTION SITE. THE TRAFFIC CONTROL PLAN MUST BE IN ACCORDANCE WITH LATEST (AMUCOD) EDITION. CONTRACTOR IS TO ADHERE TO ALL SITE OWNER'S SPECS, SHEET GUIDELINE, AND OSHA SPECS WHILE ON WORK SITE.



ITEM	REVISIONS	BY	CHK. BY	DATE
1	REVISED SITE LAYOUT AND ACCESS ROAD	J.S.	T.H.	5-27-10
OVERALL SITE LAYOUT				
REGISTERED PROFESSIONAL ENGINEER SEAL				
HARDY ENGINEERING, INC. ENGINEERING AND CONSULTING 209 LINDEN STREET, P.O. BOX 708 TRUSSVILLE, AL 35713 PHONE: (205) 655-1427 FAX: (205) 661-9027				
PROJECT NO. 9430313-C1 SHEET NO. C1		DATE: 4-22-10 DRAWN BY: T.L. HARDY		



LEGEND:

(14) - LELAND CYPRESS TREES

X - 5'-0" LANDSCAPE BUFFER

FENCED COMPOUND

REGISTERED PROFESSIONAL ENGINEER SEAL

LANDSCAPE PLAN

9KX0313C SITE: GREENDALE INNOVATION, TENNESSEE

T-MOBILE SOUTH LLC

MADEWATER, TENNESSEE

DATE: 4-22-10

AS SHOWN

DATE: 4-22-10

BY: J.E. STEGER

DATE: 4-22-10

BY: T.L. HARDY

ITEM	REVISIONS	BY	CHK. BY	DATE
1	REVISED SITE LAYOUT AND TURN AROUND	J.S.	T.H.	5-22-10

HARDY ENGINEERING, INC.
ENGINEERING AND CONSULTING
209 LINDEN STREET, P.O. BOX 708
TRUSSVILLE, AL 35173
PHONE: (205) 655-1427 FAX: (205) 651-9027

T MOBILE
USE ON REVIEW APPLICATION #7-F-10-UR
CONSULTANT'S SUMMARY
McCAMPBELL DRIVE SITE REQUEST

Location: McCampbell Drive near Anderson Road (County of Knox)

Proposed Tower Height: 170 feet

Address: McCampbell Road
Knoxville, Tennessee

District: 7th County Commission Dist **Tax Map#:** 49 **Tract 31**

Use: Telecommunications antenna support structure

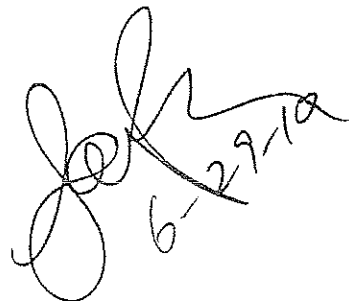
Zoning: I (Industrial), but is immediately adjacent RB, F and PR zoned areas.

Variances and waivers: None required PROVIDED the Commission accepts the notarized statement from the landowner permitting the structure to be constructed closer to his residence than the Ordinance permits.

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 170 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. If the MPC approves the application, it should do so with the provision that the applicant terminate or withdraw the original application in File # 11-G-08-UR so as not to have two permits for the same area pending at the same time.


6-29-10

**REPORT TO
METROPOLITAN PLANNING COMMISSION**

for

Proposed Telecommunications Tower Site
located on McCampbell Road
Knoxville, TN

T-MOBILE SOUTH LLC

UOR 7-F-10-UR

COMPLIANCE WITH

THE MPC TELECOMMUNICATIONS FACILITY ORDINANCE

6/29/2010

The proposed site for the applicant is an apparent replacement site for the site originally approved by the MPC in November, 2008 in file 11-G-08-UR in that it is very close to the original application that for some reason was not utilized. 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 7** and is located on **Tax Map 49, Parcel 31** and **ID# 049-031**

2. **Zoning.** I---Industrial (Growth Pattern---Urban)

3. **Tower height.** The requested overall height is 170 feet above ground level. Lighting will not be required on this structure.

4. **Variances.** The set back requirements in Article 4 Section 4.92.02(2)(a) of the Ordinance for the County of Knox are not met with this structure in that the land owner's residence is approximately 85 feet from the proposed tower base instead of the required 187 feet (110% X Tower Height), however, the application includes a sworn statement from the land owner requesting a waiver of the section as permitted by paragraph 2(c) of the section.

5. **Site.** This application is for the construction of a new 170 foot monopole on a partially wooded site in an Industrial 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. In this case the land owner's residence falls within this setback area, a notarized statement from the landowner requesting a waiver was included with the application as permitted in paragraph 2(c) of the section.

8. **Height.** The proposed structure will be up to 170 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 no alternative antenna support structures anywhere in the area. While there are AM Broadcast towers near the proposed site, the towers would not support the PCS antennas and there are problems with the sink holes in that area of the existing towers owned by Citidel Broadcasting.

10. **Facilities Plan Compliance:** The proposed site is in an industrial zoned area (I). There is only one residence in the immediate vicinity, that of the land owner. The area meets the Opportunity area in the Land Use Wireless matrix in that it is located in Industrial area and is located in a partially wooded type area and is under 200 feet above the ground.

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.

(3) The area of the proposed site is zoned industrial. There is are no residences other than the landowner's within about 600 feet. The landowner has filed a notarized statement accepting the setup variance.

(4) The proposed equipment housing facility will have no impact on the aesthetics of the adjacent land uses. The landscape plan indicates that the fenced area will be surrounded by vegetation as coverage for the location.

(5) The applicant has received authorization from the various governmental agencies, including the Federal Communications Commission, to provide communication service to the citizens of Knoxville, Tennessee.

(6) The requested site will have little impact on the community involved when compared with the benefits to be derived from the advanced service offered by the applicant and it is only temporary and seasonal.

(7) There are no variances required for setbacks for the proposed site if the Commission approves the wavier of the landowner for the setback to his house.

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

(9) The nature of the development in the surrounding area is not such as to pose a potential hazard to the proposed tower or to create an undesirable environment for the proposed tower, but see the discussion for the requirement to decouple the final antenna so as not to affect the radiation pattern of the AM broadcast station located to the west.

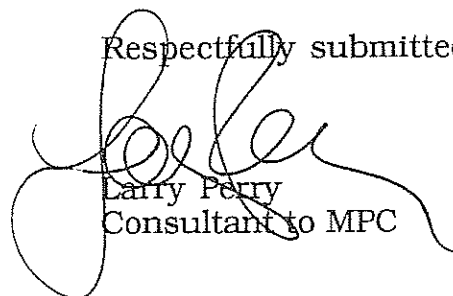
(10) The proposed frequencies to be used by the various applicants who plan to use the site should present no problem nor any interference to area reception of commercial television or radio signals.

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

SUMMARY

In light of the analysis and review of documents, it is my professional opinion that the applicant **has made a showing of justification** for the site on McCampbell Drive in the partially wooded field and with no residences in the immediate vicinity, it should have no impact on the surrounding land uses.

Respectfully submitted,



Larry Perry
Consultant to MPC



Proposed Tower Site

4745 McCambell Dr, Knoxville, TN 37918

T Mobile
7-F-10 UR

Eyeball 4284 ft

36°02'40.39" N 83°53'28.58" W elev 892 ft

EXHIBIT A

MCCAMPBELL DR
 T MOBILE 7-F-10-UR

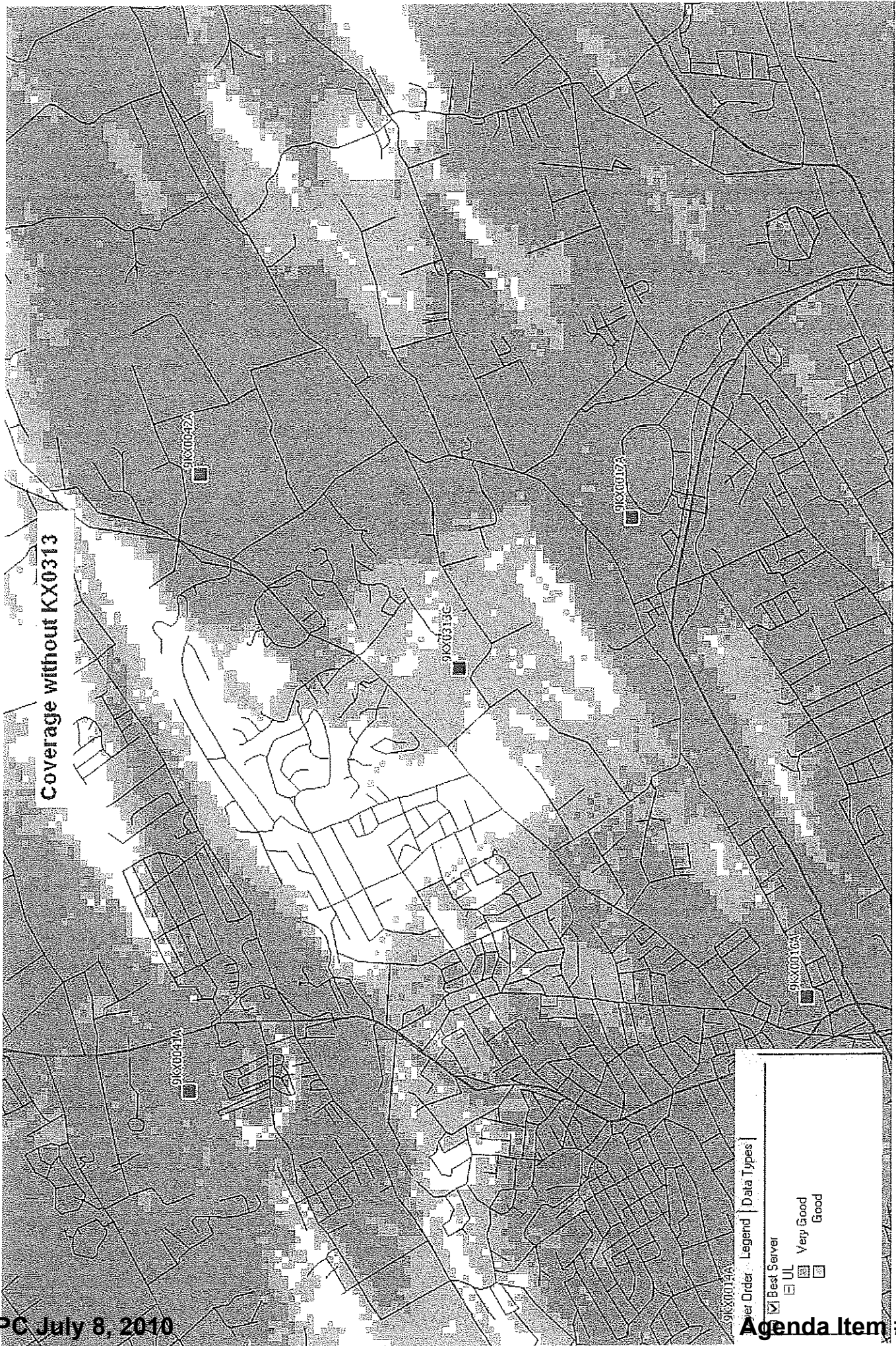
**EXHIBIT 7.
 LAND USE/WIRELESS FACILITIES MATRIX**

	Co-Location	Stealth Structure	Low Monopole Below 90'	Moderate Monopole 90'-150'	Tall Monopole 150'-199'	Lattice Tower	Guyed Tower
Opportunity Areas							
Industrial/Business Park							
Industrial Use					X		
Pre-approved Government-owned Property							
Urban Expressway Corridor							
Rural/Heavily Wooded							
Pasture							
Central Business District							
Office/Commercial Corridor							
Shopping Center							
Sensitive Areas							
Within 500' of a residence							
Rural Residential							
Non-residential Properties in a Residential Area (church, cemetery, library, etc.)							
Multi-family Residential							
On Hill Below Ridgeline							
Avoidance Areas							
Conservation Open Space							
Scenic Highway							
Public Park							
Ridge Top/Ridge Line							
Scenic Vista							
Historic District/Site							
Single-family Residential							
Vacant Residential Lot							

Encouraged  Neutral  Discouraged 

EXHIBIT C

Coverage without KX0313



91X0019A

Order Legend Data Types

- Best Server
- UL
- Very Good
- Good

Coverage With KX0313



Map Order Legend Data Types

Best Server

UL

Very Good

Good



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
4745 McCampbell Drive, Knoxville, TN 37917

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 4745 McCampbell Drive, Knoxville, TN 37917. This property is owned by Mr. Charles S. McMillan. The property owner and T-Mobile respectfully request that the Metropolitan Planning Commission approve this application.

Proposal

The proposed facility will consist of a 160' 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 Tazewell Pike, Anderson Road, McCampbell Drive, 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.



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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 an Opportunity Area because it is located within an Industrial zone. The property owner does have a residence on his property that falls within the tower setback requirement of 181.5' (110% of the proposed height of the tower). This residence is located 85.40' from the centerline of the tower. 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

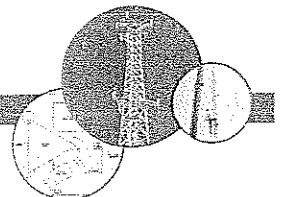
T-Mobile appreciates your consideration, and respectfully requests approval of this application for Use on Review. Please feel free to contact me with any questions or concerns.

Sincerely,

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

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

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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 #9KX0313C/Greendale
Site Address: 4498 Campbell Lane, Knoxville, TN 37918

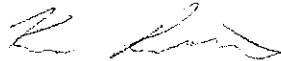
To Whom It May Concern:

T-Mobile South LLC ("T-Mobile") respectfully submits this letter in efforts to site a new telecommunications monopole at 4498 Campbell Lane, Knoxville, TN 37918 ("Greendale"). 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 evaluated two collocation opportunities for the above search ring/site number. One was an existing Crown Castle self support tower and the second a guyed tower with Citadel Broadcasting. The Crown Castle tower was reviewed and rejected by T-Mobile because it did not meet our coverage objectives. The Citadel tower was identified as an AM tower, which for safety and maintenance issues are not suitable for T-Mobile to collocate. T-Mobile pursued the option to build a new tower on Citadel Broadcasting property. Citadel Broadcasting was not interested in leasing in leasing T-Mobile any land space for a cellular tower.

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: 4745 McCampbell Drive, Knoxville, TN 37917
Site Name: 9KX0313C Greendale

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 4745 McCampbell Drive, Knoxville, TN 37917, if an additional user agrees in writing to meet reasonable terms and conditions for said shared use as determined by T-Mobile.

Sincerely,

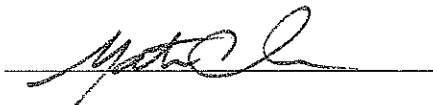


Matt Chastain

**NOTARIZED STATEMENT
OF
MATT CHASTAIN AND CHARLES S. MCMILLAN
For construction of a Telecommunications Facility by
T-Mobile South, LLC
to be located at 4745 McCampbell Drive, Knoxville, TN 37917**

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 Charles S. McMillan, "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 (Industrial).

T-Mobile South, LLC

By: 

Name: Matt Chastain

Title: Real Estate Manager

Date: 05/20/10

Property Owner

By: 

Name: Charles S. McMillan

Title: Individual

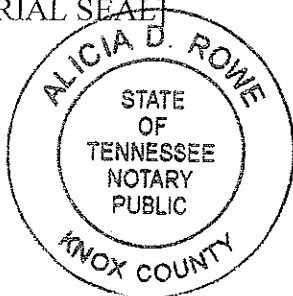
Date: May 17 - 2010

STATE OF TENNESSEE)
COUNTY OF KNOX)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that, **Charles S. McMillan**, 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 17th day of May, 20010.

[NOTARIAL SEAL]



Notary Public: [Signature]

Print Name: Alicia D. Rowe

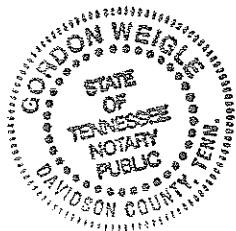
My Commission Expires: My commission expires June 8, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 20 day of May, 20010.

[NOTARIAL SEAL]



Notary Public: [Signature]

Print Name: Gordon Weible

My Commission Expires: My Commission Expires November 7, 2012