

▶ **FILE #:** 5-B-15-UR **AGENDA ITEM #:** 56  
 POSTPONEMENT(S): 5/14/2015-6/11/2015 **AGENDA DATE:** 8/13/2015  
 ▶ **APPLICANT:** **BRANCH TOWERS**  
 OWNER(S): Branch Towers

TAX ID NUMBER: 58 G A 00202 [View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 0 Ridgecrest Dr

▶ **LOCATION:** **Northwest side of Ridgecrest Dr., east of Hollyhock Ln.**

▶ **APPX. SIZE OF TRACT:** **5.75 acres**

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Ridgecrest Dr., a local street with a 19' pavement width within a 40' - 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** **R-1 (Low Density Residential)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **150' Monopole Telecommunication Tower**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / EN-1 (Established Neighborhood)

South: Residences / R-1 (Low Density Residential)

East: Residences / R-1 (Low Density Residential)

West: Residences / R-1 (Low Density Residential) & EN-1 (Established Neighborhood)

NEIGHBORHOOD CONTEXT: The site is located in an area of established residential neighborhoods that have developed within the R-1 (Low Density Residential) zoning district.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for a 150' monopole commercial telecommunications tower in the R-1 (Low Density Residential) zoning district subject to 7 conditions.**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Fire Prevention Bureau.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Submitting for Planning Commission Staff approval a reforestation/landscape plan for the areas that have been cleared and graded outside of the tower enclosure area and the access and turnaround areas.
5. Installing the evergreen landscaping screen along the fenced enclosure and all the landscaping identified in condition 5 above within six months of the tower becoming operational. The applicant shall be responsible for

maintaining all landscaping.

6. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.

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 conditions noted above, this request meets all criteria for a use-on-review in the R-1 zoning district.

#### **COMMENTS:**

This is a request for a new 150' monopole commercial telecommunications tower to be located within a 10,000 square foot lease area located on a portion of a 5.75 acre tract. The subject property is zoned R-1 (Low Density Residential) and telecommunication towers are considered as a use on review in this district. Access to the site is by an easement off of Ridgecrest Dr., a local street. The proposed access driveway is required to meet the Utility Access Driveway standards of the Knoxville Fire Prevention Bureau which requires a 16' wide paved driveway.

The proposed tower is required to be located 165 feet (110% of the tower height) from the nearest residentially zoned property. The proposed tower exceeds that minimum standard since the nearest property line is 168' from the base of the tower. The nearest residence is approximately 195' from the base of the tower. The applicant is proposing an 8' high security fence around the tower and equipment area. The FAA does not require any lighting for a tower of this height.

The applicant states that there are no existing structures in the area that can be used for antenna placement to obtain the required coverage. The applicant is proposing up to 4 telecommunication carrier antenna arrays on this tower. T-Mobile will be the principal client for the tower. A letter has been submitted stating that Branch Towers LLC agrees to make all of its facilities available to other wireless providers.

Attached to the staff report are several support documents submitted by the applicant and 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 proposed monopole tower is technically justified by the materials submitted by the applicant (see attached report).

#### **STAFF REPORT UPDATE**

The applicant has submitted an alternative option to the monopole design tower with platform mounts for antennas. The alternative design would be a monopole that is designed to look like a pine tree (see letter from the Miller Anderson Law Group dated August 3, 2015 with photo simulations and design drawing.). While this type tower is often referred to as a stealth tower, it is Staff's position that at the proposed height of 150', the tower would actually look more out of place than a standard monopole and would therefore recommend against its use. The applicant has also submitted additional documentation (see letter from the Miller Anderson Law Group dated August 5, 2015) regarding their analysis of the use of other towers or sites in the area, and their response to questions raised by residents from the area at two neighborhood meetings.

In the packet you will also find additional public comments including a report from Kelly Ellenburg, Neighborhood Spokesperson, dated August 5, 2015, outlining their request for denial of the application.

Staff has revised the recommended conditions by removing the condition requiring a revision to the antenna array design to use a close/flush mount design array. Staff has removed the condition since this design will reduce the number of collocations on the proposed tower and potentially increase the need for another tower in the area. This design can still be used to reduce the visual impact of the proposed tower.

#### **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 on a 5.75 acre parcel that is heavily wooded. The existing vegetation in combination with the recommended landscaping should help to minimize the impact of the proposed facility on nearby residences.
3. Requiring the antenna arrays to be close/flush mounted instead of the typical basket mount design will help to reduce the visual impact of the proposed tower. However, the use of close/flush mounted antenna arrays will reduce the number of collocations on the proposed tower and potentially increase the need for another

tower in the area.

4. The proposed tower with four antenna array locations for cellular providers will help meet a service need that is generated by the number of residents in the area that use their cell and smart phones for sharing data and as their home phone in lieu of land line service.

#### 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 Commercial Telecommunications Facilities section of the Knoxville Zoning Ordinance.
2. The proposed tower is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies (See comments below regarding the Wireless Communications Facility Plan). The use is in harmony with the general purpose and intent of the Zoning Ordinance. Based on the valuation report provided by Greystone Valuation Services, Inc. (dated May 27, 2015) that was submitted by the applicant (copy enclosed in the packet), 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 on this property.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Under the guidelines for tower placement in the Wireless Communications Facility Plan this proposed tower falls within the "Sensitive Areas" and "Avoidance Areas". The proposed 150' monopole tower is at the high end of what is considered a moderate monopole. The proposed tower site is located within 500' of a residence and it is on a hill below the ridgeline which the Plan considers to be "Sensitive Areas" for the location of telecommunication towers. The Plan takes a neutral position on moderate monopole towers located in these areas. The proposed tower is also within an "Avoidance Area" since it would be located within a single-family residential neighborhood. The Plan discourages moderate monopole towers located within residential neighborhoods.

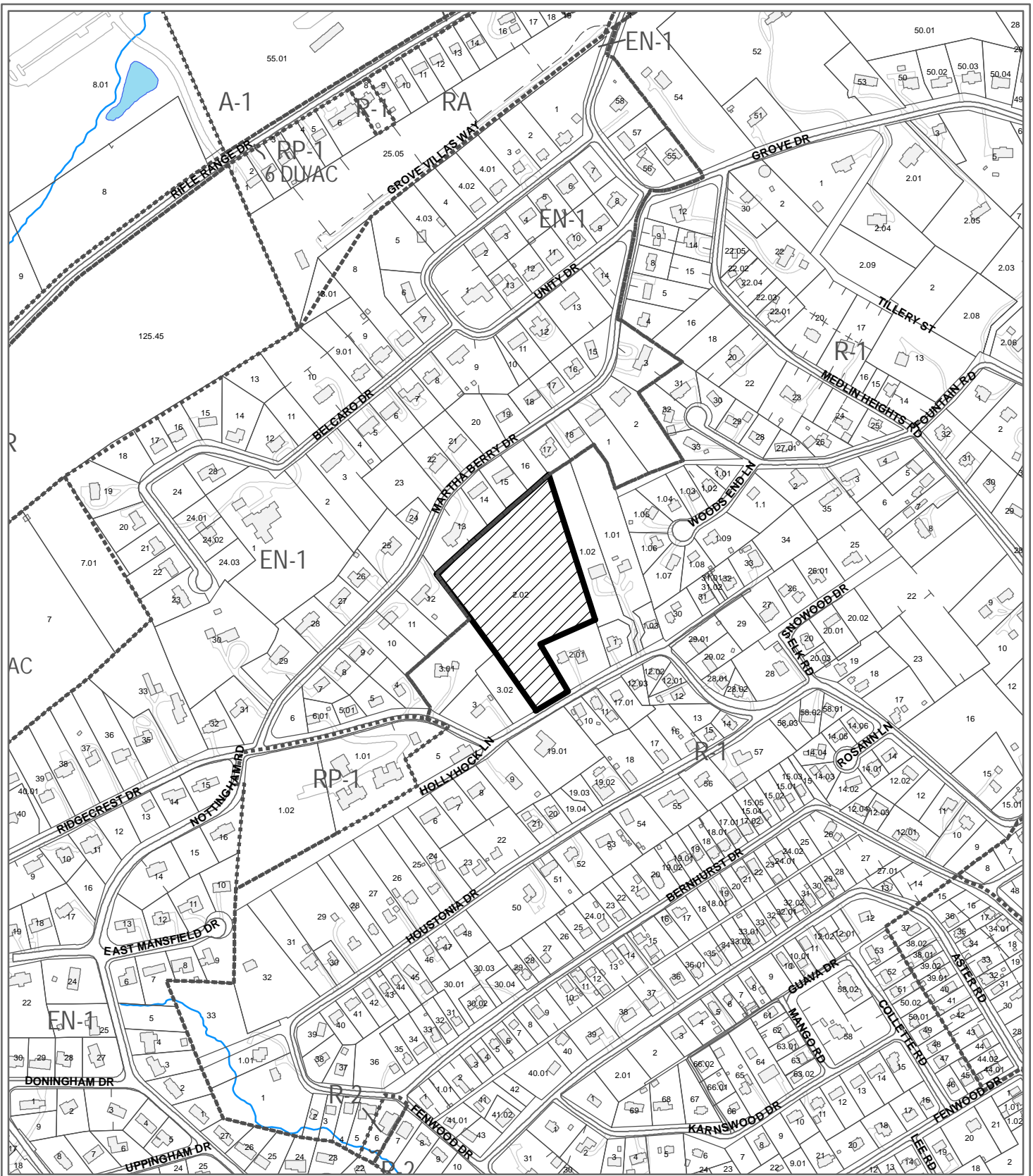
Since the Plan discourages the use of towers in a residential neighborhood, it is the responsibility of the applicant to document that they have looked at other options in providing the needed coverage in this area. Based on the documentation provided by the applicant and verified by the review conducted by the Planning Commission's consultant, it has been determined that there are no other alternate sites within a mile that are useable for providing the needed coverage.

It should be noted that the Wireless Communication Facilities Plan was developed in 2002 "as a guide in making decisions on applications for approval of new telecommunications towers." When the Plan was adopted in 2002, cell phones were used primarily for voice service with the greater demands being in business, shopping areas and along road corridors, with less demand in residential neighborhoods. With the introduction of the smart phone and the sharing of data by phone, and with an increasing number of people replacing land line service with cellular service, there is now a greater demand for service in the residential neighborhoods. This change in the use of cell phones has increased the need for finding suitable sites for telecommunication towers in the residential areas.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**5-B-15-UR  
USE ON REVIEW**

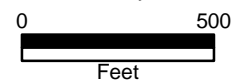


150' Monopole Telecommunication Tower in R-1 (Low Density Residential)

Petitioner: Branch Towers

Map No: 58

Jurisdiction: City



Original Print Date: 4/27/2015

Revised:

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

**NEW BRANCH TOWERS**

**Telecommunications Tower Site Review**

**USE ON REVIEW APPLICATION # 5-B-15-UR**

**CONSULTANT'S SUMMARY**

**COREY SITE**

**Knoxville City**

**Location:** 2119 Ridgecrest Drive

**Proposed Tower Height:** 150 foot Monopole Support Structure

**Address:** 2119 Ridgecrest Drive

Knoxville, Tennessee, 37918

**District:** # 4 City **Parcel ID#** 058GA002.02

**Use:** Telecommunications antenna support structure

**Zoning:** R1 (Residential)

**Land Planning Area:** Low Density Residential

**Variations and waivers:** Applicant requests a waiver of the landscaping requirements of the Ordinance due to the fact that the site is isolated in a wooded area and the base area is not seen from a public road or area. Further, the applicant intends to preserve as much of the natural vegetation in place as possible and has agreed to provide landscaping if required.

**Need:** The applicant is Branch Towers/T Mobile, a licensed cellular carrier by the Federal Communications Commission, and possibly other users. The applicant has proven a need for the site for its coverage requirements to include the new 4G technology and the site is necessary to provide that coverage and to overcome the shadowing effect of surrounding hills and wooded areas.

**Instant Proposal:** Construct a 150 foot (overall height) Monopole type support structure.

**Consultant's Recommendation:** The applicant meets the requirements of the Ordinance with the exception of the landscaping requirement which the applicant has agreed to provide should the Commission so require. While the site is in an Avoidance area and a Sensitive area of the Matrix, there are no other alternate sites within a mile that are useable. Also, the applicant should be encouraged to use close mounted antennas where possible.

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**REPORT TO  
METROPOLITAN PLANNING COMMISSION**

for

Proposed Telecommunications Tower Site  
Located at 2119 Ridgecrest Drive  
Knoxville, TN known as

**“COREY”**

**BRANCH TOWERS/T MOBILE**

**UOR 5-B-15-UR**

**COMPLIANCE WITH**

**THE MPC TELECOMMUNICATIONS FACILITY ORDINANCE**

3/26/2015

The proposed site for the applicant is a 150 foot (overall height) Monopole antenna support structure to be located south of Martha Berry Rd and north of Ridgecrest Road in City of Knoxville. The supporting material from applicant has been reviewed for technical and Federal/State legal compliance As well as with the Knox County Wireless Communication Facilities Plan from 2002. This is a new telecommunications site.

**REQUESTED**

- 1. Location.** The location is within the **City** of Knoxville in **District 4** and is located on **Parcel ID #: 058GA002.02**
- 2. Zoning.** R-1 (Residential)
- 3. Land Planning Area:** Low Density Residential
- 4. Proposed Tower Height:** 150 foot Monopole tower
- 5. Address:** 2119 Ridgecrest Road,  
Knoxville, Tennessee
- 6. Tower height.** The requested height is 150 feet above ground level will support up to 3 additional telecommunications carrier antennas for a total of 4 users. Lighting will **not** be required on this structure.

7. **Variances.** The set back requirements in Article 5 Section 20 (B)(2)(a) of the Ordinance for Knoxville City for "A" sites requires that the structure be set back a minimum distance of 110% of the structure height or in this case 160 feet from the nearest property line. The proposed site meets that requirement and no variances are required as the nearest property line is 160 feet from the base of the proposed structure. The proposed site is within a wooded area with trees surrounding the site.

8. **Site.** This application is for the construction of a new Monopole type antenna support structure to be located in a wooded parcel in a residentially zoned area of gently rolling hills.

9. **Use.** This antenna support structure will be used for telecommunications with the present state of the art communications technology using PCS and cellular communication sources. The applicant is Branch Towers for T Mobile and there are 3 possible additional telecommunications users for the facility.

10. **Setbacks.** The setback requirements are that the facility must be 110% height of the tower from any dwelling unit. The applicant meets that requirement and no variances are required.

11. **Height.** The proposed structure is for 150 feet and no aviation lighting is required.

## EVALUATION

The following is a list of items reviewed:

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

Knoxville City Wireless Communications Facilities Plan dated 2002

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

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

Review support structure drawings and specifications with applicant

Review FAA lighting and marking requirements and proposals

Review FCC requirements regarding signal coverage, towers and lighting

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

Review Site plan by applicant

Check Zoning

Check setbacks for building and antenna support structure

Check for compliance with Wireless Communication Facility Plan

Check proximity to other structures and district boundaries

Check nature of surrounding land uses

Check surrounding foliage and tree coverage

Check design of tower for esthetic changes

Check height requirements necessary for coverage

Check separation from other towers

Tennessee Code Annotated 13-24-305

Telecommunications Communications Act of 1996 as amended

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.

The site elevation at this location is about 1206 feet. It is located on a wooded lot in a residentially zoned area of gentle rolling hills.

The request is for a 150 foot overall height Monopole structure of which Branch Towers Wireless will use the top 15 feet and the additional usable lower 100 feet is for other carriers' expansion.

This a new site meaning there is very little signal coverage in the area for the applicant.

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

The proposed structure should not affect adjacent property as it is heavily wooded. The site is screened from any area roads by the woods.

It is located in an R1 (Residential) zoned area. Using the MPC's Wireless Facilities Matrix the site qualifies as an Sensitive Area as well as an Avoidance area as it is within 500 feet of a residence in a single family residential area and is 150 feet according to the Land Use Matrix for Wireless facilities. This means that the applicant should check for other facilities in the area upon which its



antennas and equipment should be mounted. The applicant, Branch Towers/T Mobile did contact and negotiate with US Cellular for co-location on their tower located at 6780 Fountain City Road. However, that tower would place the T Mobile antennas at tree level, 86 feet, and not allow the coverage area they need for their 4 G service. The applicant furnished copies of correspondence with US Cellular indicating that it would not work.

The proposed access road to the site rises from 1130 feet to 1207 feet in a little over 436 feet. The grade along the road is under 10% and the EMT requires less than 15% grade which this site meets.

There no other towers in the area that can provide the coverage need for the service to the area. The coverage is based on the new technology currently being touted by the various carriers, 4G, for data and voice transmission. The tower height is justified in this case in that the new technology is fairly limited as to range.

### **DISCUSSION RE FACILITIES PLAN**

*The Facilities plan is a guideline adopted by the MPC in 2002 for the placement and appearance of wireless communications facilities. The following discussion is based on this application and how it relates to the Plan. **The plan is an advisory plan and not a legal requirement.** The Planning Commission may approve applications that are inconsistent with the matrix; however, the Commission should be satisfied that the intent of the Ordinance is met and the application is in substantial compliance with the spirit of the guidelines.*

(1) **View Protection**--The structure (150 feet) coupled with no lighting requirements and should have little or no impact on the view aesthetics of the area.

(2) **Land Use Compatibility**—The proposed site is on a small rolling hill in a wooded parcel the structure and associated building/facilities would be compatible with the local land use and the surrounding area is wooded. The site will be unmanned and will have no impact on noise, traffic or air pollution.

(3) **Design Compatibility**—The proposed location in a wooded area would blend in with surrounding agricultural land usage and design. The new structure will be a Monopole type structure 150 feet in height.

(4) **Sensitivity Area**---This location is Discouraged and located in an Sensitive area of the Matrix being within 500 feet of a residence. (*See attached Matrix*). Discouraged doesn't mean not allowed, but rather an encouragement to the applicant to seek other alternatives. In this case, there are no other usable support structures with a mile of the proposed location and thus are not available alternatives. There is a US Cellular tower within the area, but is a stealth tower and it was determined after serious review that it would not support the antennas and equipment need for this applicant.

(5) **Avoidance Area**—the location is Discouraged as it is on ridgetop and in an area of single family residents. Again Discouraged doesn't mean not allowed, but rather an encouragement to the applicant to seek other alternatives. See [4] above for discussion of alternative sites.

## SUMMARY

- (1) The proposed antenna support structure is a 150 foot Monopole structure including antennas. Lighting WILL NOT be required for this structure by the FAA due to its proposed height.
- (2) A review of the structure stress analysis on the proposed structure and specifications support the use of the Monopole structure by three additional other potential users in the future.
- (3) The structure design meets or exceeds FCC and EIA requirements.
- (4) The area surrounding the site is wooded and zoned R-1 Residential. The nearest residence is more than 200 feet west from the tower base.
- (5) There is no general use technology (such as satellite communications) that is available at the present time nor in the immediate future that would negate the need for the structure. However, should such a technology become available and the structure of no further use, the Ordinance at Article 5 Section 20 (C ) requires it to be removed.
- (6) The proposed equipment housing facility is an outdoor cabinet and will have no impact on the aesthetics of the adjacent land uses. The site plan indicates that the fenced area will be surrounded by wooded vegetation some of which is presently existing. There was no landscaping proposed and thus a variance of this requirement is required. However, the applicant has agreed to provide landscaping should it be required.
- (7) The applicant has received authorization from the various governmental agencies, including the Federal Communications Commission, to provide communication service to the citizens of Knoxville, Tennessee.
- (8) The requested site will have minimal impact on the community involved by its very location.
- (9) There are no other antenna support structures within 1 mile of the proposed site that are usable for the coverage required that are useable.
- (10) There is one waiver required or requested for the landscaping of the site located within the trees on wooded plot.

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

(12) Assuming that there are 4 carriers operating cellular or PCS transmitters/receivers at this site and all are operating at the same time, the radiation produced by the combination of all the users at the same time using the standards and protocols proposed and used by the carriers today, will be considerably below that established by the Federal Communications Commission and the EPA as creating any danger to humans or animals.

(13) There is a need for the structure in this area to provide for the wide spectrum wireless internet service and for other wireless voice and data services to be provided under government regulation by the various proposed carriers who plan to use the site.

## RECOMMENDATION

In light of the analysis and review of documents, it is my professional opinion that the applicant meets all requirements of the Ordinance and the federal requirements with a grant of the waiver for the landscaping of the site although the applicant has agreed to add landscaping should the Commission so desire. Also, the applicant should be encouraged to use close mounted antennas where possible.

Respectfully submitted,

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Larry Perry  
Consultant

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

SENSITIVE AREAS	Within 500' of a Residence				X			
	Rural Residential							
	Non-residential Property in Residential Area (church, cemetery, library, etc.)							
	Multi-family Residential							
	On Hill below Ridgeline					X		

AVOIDANCE AREAS	Conservation Open Space							
	Scenic Highway							
	Public Park							
	Ridgetop/Ridgeline							
	Scenic Vista							
	Historic District/Site							
	Single-family Residential						X	
	Vacant Residential Lot							

5-B-15-UR

Encouraged

Neutral

Discouraged

5-B-15-UR  
Branch Towers

Applicant's Documentation



**MILLER ANDERSON  
LAW GROUP PLLC**

**MARY D. MILLER\***

2108 KELLER BEND ROAD  
KNOXVILLE, TN 37922

**HEATHER G. ANDERSON**

\*Listed by the Tennessee  
Supreme Court as a Rule 31  
Mediator

(865) 934-4000 *telephone*  
(865) 934-4001 *facsimile*

August 3, 2015

Mr. Tom Brechko  
Metropolitan Planning Commission  
City-County Building  
400 Main Street  
Suite 403  
Knoxville, TN 37902

Re: Branch Towers, LLC Application for Proposed Tower  
2119 Ridgecrest Drive, Knoxville, Tennessee 37918

Dear Mr. Brechko:

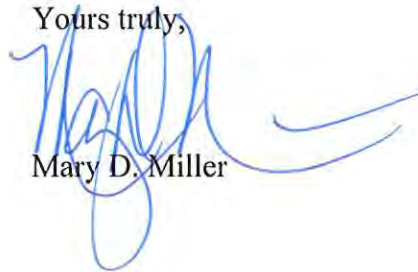
It is our understanding that there have been concerns and opposition raised about the proposed monopole tower to be located at 2119 Ridgecrest Drive, Knoxville, Tennessee. As you know, we have proposed a monopole design with platform mounts for the antennas. Branch Towers is also willing to erect a tower in the form of a pine tree, if a monopole is not preferred. The pine tree is a stealth application which would allow Branch to have four levels of antennae to be located on the tower (i.e. four carriers) and, in all likelihood, the carriers would not need two levels of antennae to meet their coverage needs.

We have enclosed plans which show the plans if they were designed with a tower in the shape of a pine tree as applied to this site, and we have included some photo simulations which show the site with the proposed pine tree tower. As we have stated previously, often times when we conduct a balloon test, we may not be able to raise the balloon at the exact spot of the proposed tower because of tree growth and foliage. We could not do so at this site because of the heavy tree growth and underbrush. We did increase the height of the balloon to try to accommodate the change in elevation. We raised the balloon to 210 feet (as opposed to 150 feet) to reflect the lower elevation of the location where the balloon test was conducted. We also tried to account for the fifteen foot reduction in the grade for the side. So, we raised the balloon to a height which should be approximately five (5) feet above the proposed tower height after the site is

graded to the level on the proposed plans. Though the test is not in the exact location of the tower, it does provide some idea of what the tower will look like on the property.

As we have stated, the pine tree tower is an alternative option which we can provide at this location. We are willing to use either design, a monopole with a platform or a tower in the form of a pine tree. If you have any questions, please let me know. We do appreciate your consideration in this matter.

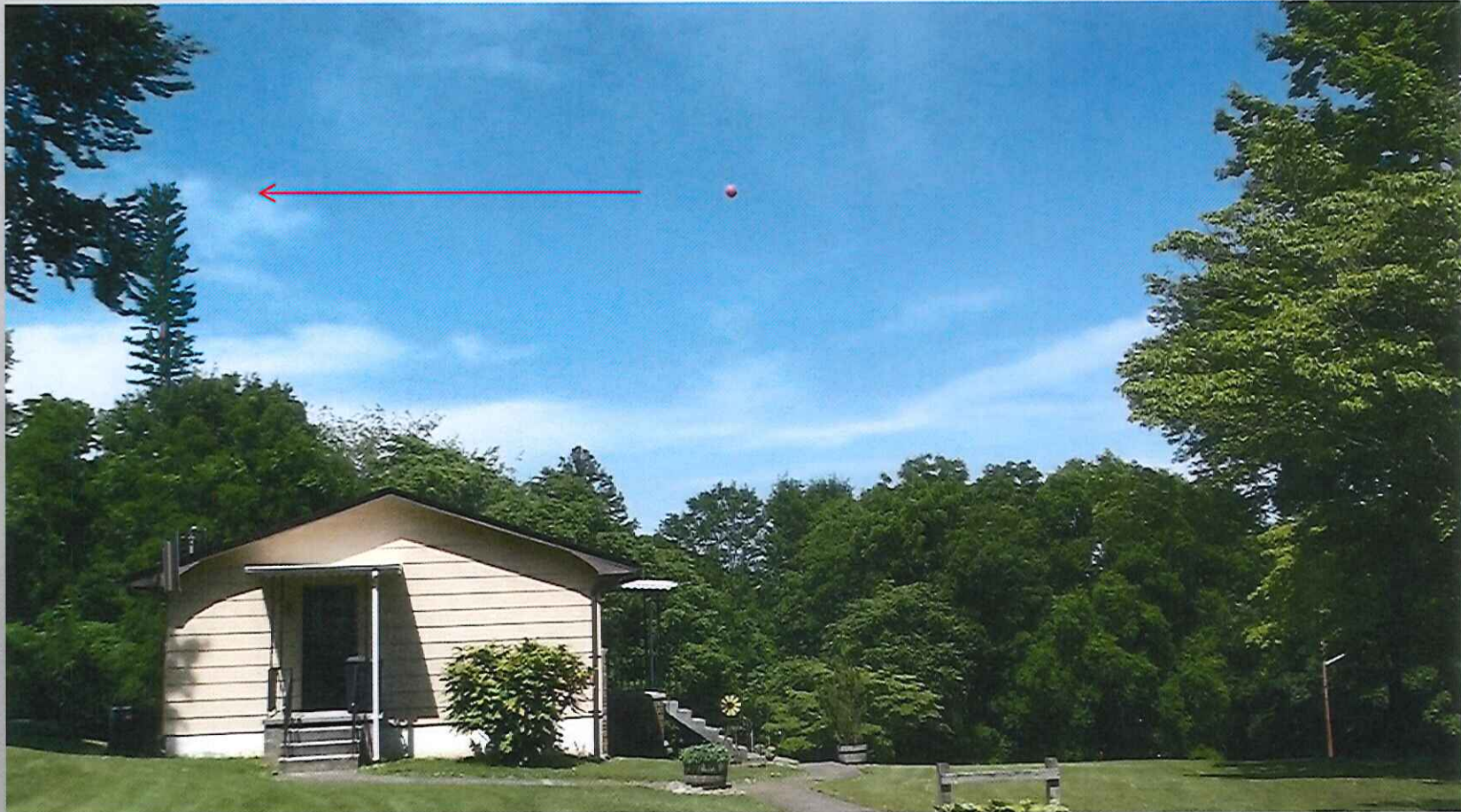
Yours truly,

A handwritten signature in blue ink, appearing to read 'Mary D. Miller', with a long horizontal flourish extending to the right.

Mary D. Miller

Enclosures

# 2101 Ridgecrest



Monopine photo simulation



## 2107 Houstonia



Monopine photo simulation



**MILLER ANDERSON**  
LAW GROUP PLLC

**MARY D. MILLER\***

2108 KELLER BEND ROAD  
KNOXVILLE, TN 37922

**HEATHER G. ANDERSON**

\*Listed by the Tennessee  
Supreme Court as a Rule 31  
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August 5, 2015

Tom Brechko  
Knoxville-Knox County Metropolitan Planning Commission  
400 Main Street, Suite 403  
Knoxville, TN 37902

RE: Branch Towers LLC's Application For Use On Review Approval of Cell Tower  
Placement at 2119 Ridgecrest Drive (5-B-15-UR)

Dear Mr. Brechko:

Thank you for your request for additional information regarding Branch Towers' application for use-on-review approval to build a cell tower at 2119 Ridgecrest Drive. It is our understanding that several commissioners have questions regarding the application. We would like to address those issues here and are happy to discuss any other questions, if needed.

**Can T-Mobile locate on an existing tower in the area to get the coverage they need?**

- T-Mobile cannot get the coverage which they need on an existing tower.
- The projected service area for T-Mobile for this site is East of Parkdale Rd., North of Fenwood Dr./Cedar Lane, West of Broadway and South of Rifle Range Drive (Exhibit 1).
- Attached is a map (Exhibit 2) which shows the location of towers in the North Knoxville area.
  - The black spots on the map are towers upon which T-Mobile is located
  - The blue spots represent other towers in North Knoxville
  - There is a 110 foot tower owned by United States Cellular at 6242 Grove Drive, but the highest available space is 86 feet and it will not work to provide the radio frequency coverage T-Mobile needs.

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- T-Mobile is already located on the five other closest tower options (or adjacent sites). See the attached map (Exhibit 2).

### **What other sites were reviewed and why were they eliminated?**

- Representatives of Branch Towers have held two community meetings and reviewed seven alternative sites which residents suggested. Those sites do not present viable alternatives. A map of the suggested sites is attached (Exhibit 3) and a list of the sites and related issues which prevent the location of a tower at the proposed site are described on Exhibit 4.

### **What's the difference in T-Mobile's zoning application coverage map and the map on T-Mobile's website?**

- The coverage map that was originally submitted to the MPC is enclosed as Exhibit 5. It shows the coverage gaps in the Ridgecrest/Martha Berry area by the white space. The green areas show the present coverage.
- The map that the residents have submitted from T-Mobile's website (Exhibit 6) shows the kind of technology available to T-Mobile customers in this area i.e. is it 4G, 3G, 2G... technology, not the coverage.
- This pink map shows that customers in this area have the option of 4G technology. There are some spots on this map which show that only 3G technology (lighter pink) or 2G technology (gray) is available; again not the level of coverage.
- This map does not show the level of coverage that you get with a 4G phone; it just means that if you buy a T-Mobile Phone to use in this area, 4G technology will be available.

### **Was The Balloon Test Inaccurate?**

- The staff at MPC requested Branch to conduct a balloon test at the proposed site to try to display the impact that a tower would have on the area.
- The dense wooding and foliage prevented Branch from raising the balloon at the exact site of the proposed tower. This often happens and the balloon will have to be raised in a more open area. Branch pointed this out in the letter with the pictures of the balloon test.
- Branch increased the height of the balloon to 210 feet to accommodate for the differences in location and for the impact of possible wind gusts. See Attachment 7.

### **Impact on Property Values**

- We have submitted an opinion from Harris B. Simpson, an appraiser and MAI that he does not believe that "nearby homes or properties will suffer any measurable impact in the form of lower values, decreased marketability or lower rates of appreciation."
- In addition to studying data from around the Southeastern United States, Mr. Simpson reviewed data from four subdivisions in Knox County, Tennessee which are located near or adjacent to towers:
  - Hidden Glen Subdivision

- Dogwood Cove Subdivision
  - Morris Heights Subdivision
  - Hillview Farms Subdivision
- He found that the telecommunications structures did not have an impact on sale prices or values and also reviewed whether the homes close to the tower have lower prices than homes away from the tower. He found that homes close to the tower reflect the same or higher values than the homes located away from the tower.

### **Ice Dangers on Towers**

- There has been very little evidence of problems with ice falling from towers
- The article submitted by residents stated fragments could fall 80 feet from a 150 foot tower. This tower will be set back at least 165 feet from all property lines (twice the 80 foot distance).

### **Dangers of Cell Towers Catching on Fire**

- Again there has been very little evidence of problems with cell towers catching fire.
- A review of the data indicates that there are approximately 350 to 400 towers in Knox County. We have tried to investigate and can only find one anecdotal report of a fire at a tower.
- We are required to build the sites with a paved road and a turnaround which will accommodate a fire truck and other rescue vehicles.

### **Preservation of Trees**

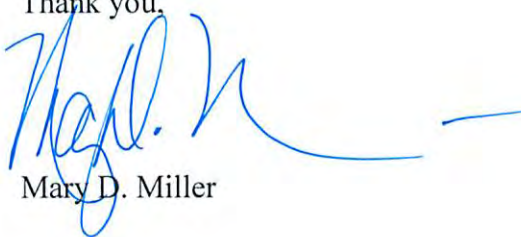
- An engineer has preliminary reviewed the site for a reforestation plan. He has indicated that the majority of tall trees are on the perimeter of the property and probably range between 70 feet and 100 feet.
- Branch Towers and the Landlord, Diane Corey, have agreed to enter an agreement to try to preserve the trees on the perimeter of the site as long as the tower is located there.

Thank you for taking the time to review the application. When trying to provide wireless service in a residential neighborhood, there is always a struggle between providing the service and impacting the neighborhood with a tower. The site proposed for 2119 Ridgecrest Drive is a site which tries to diminish the impact on the neighborhood, but also provide the proposed coverage which T-Mobile needs. It is a large site, over 5 acres, it has good buffering, and it meets the requirements of the zoning ordinance and the wireless communication facilities plan. The tower is 150 feet tall and its actual elevation will be reduced because the elevation of the site is going to be lowered by 15 feet to meet grade requirements. This is the type of siting which the zoning ordinance and the wireless communication facilities plan encourages wireless providers to do.

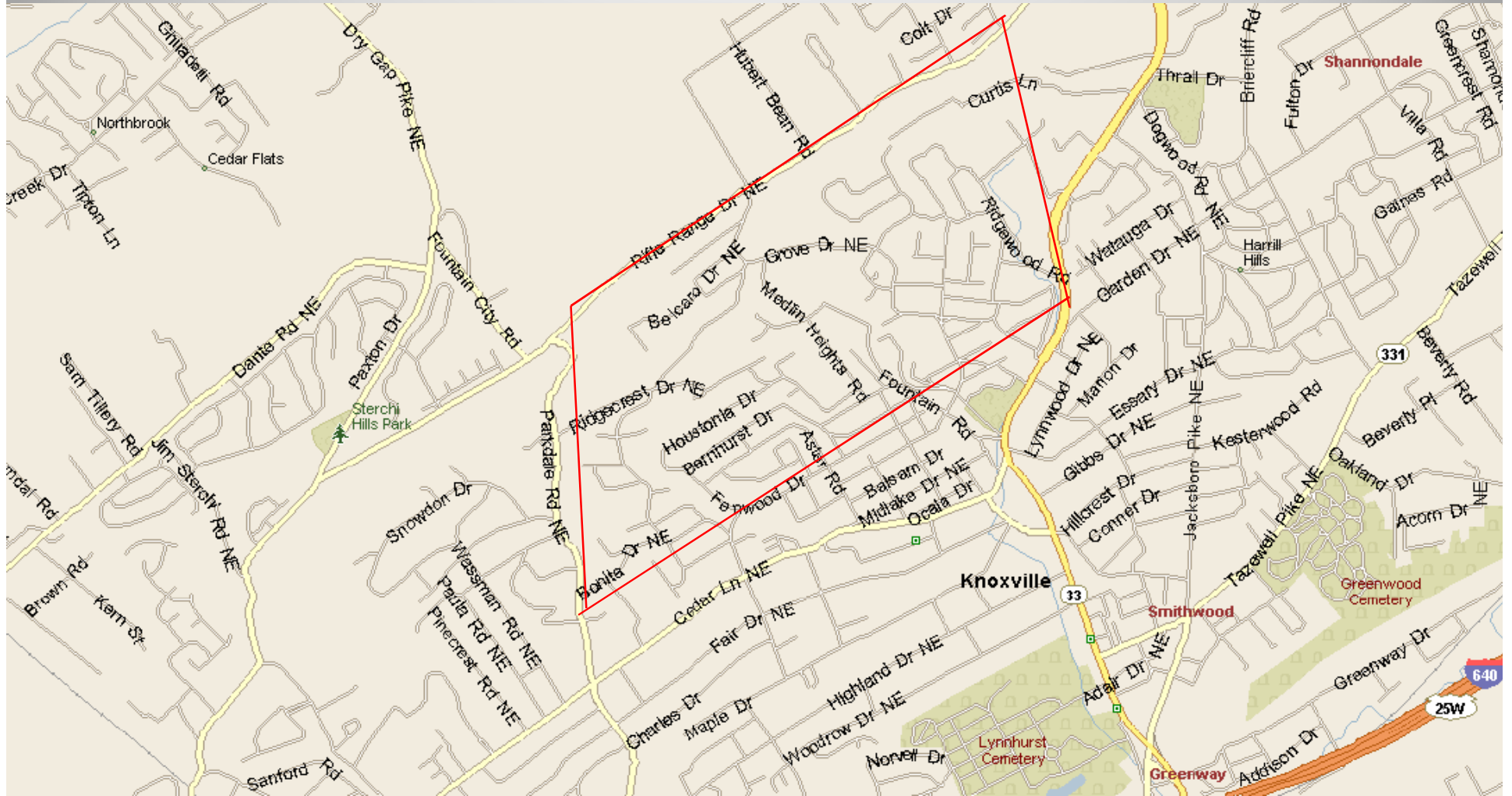
I hope that we have addressed all of your questions and concerns about the tower. If you have any other questions related to the application, please call me at 865-934-4000. We look forward

to presenting our formal request at MPC's August 13 meeting, and would request that you approve the application.

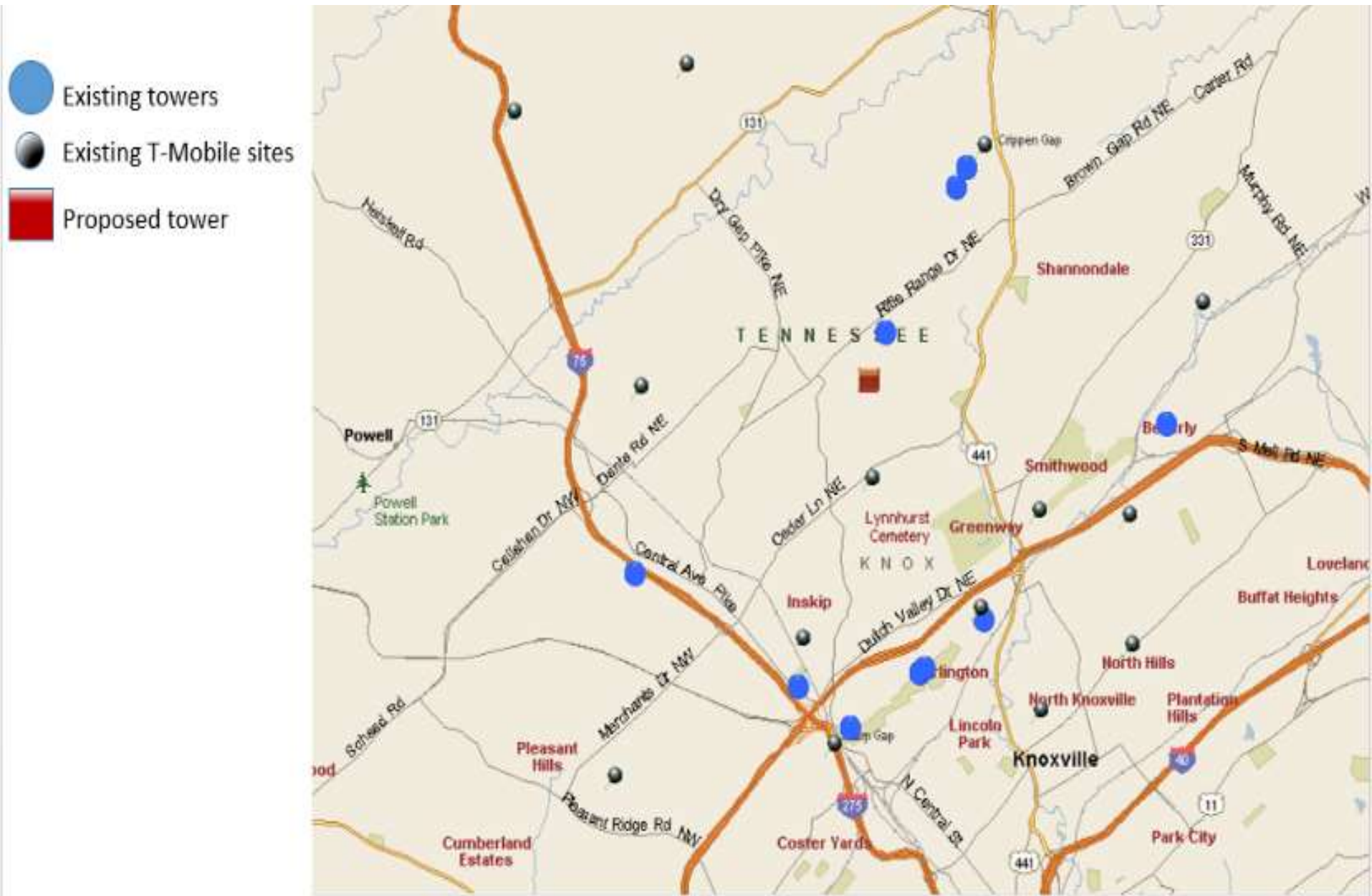
Thank you.

A handwritten signature in blue ink, appearing to read "Mary D. Miller", with a long horizontal flourish extending to the right.

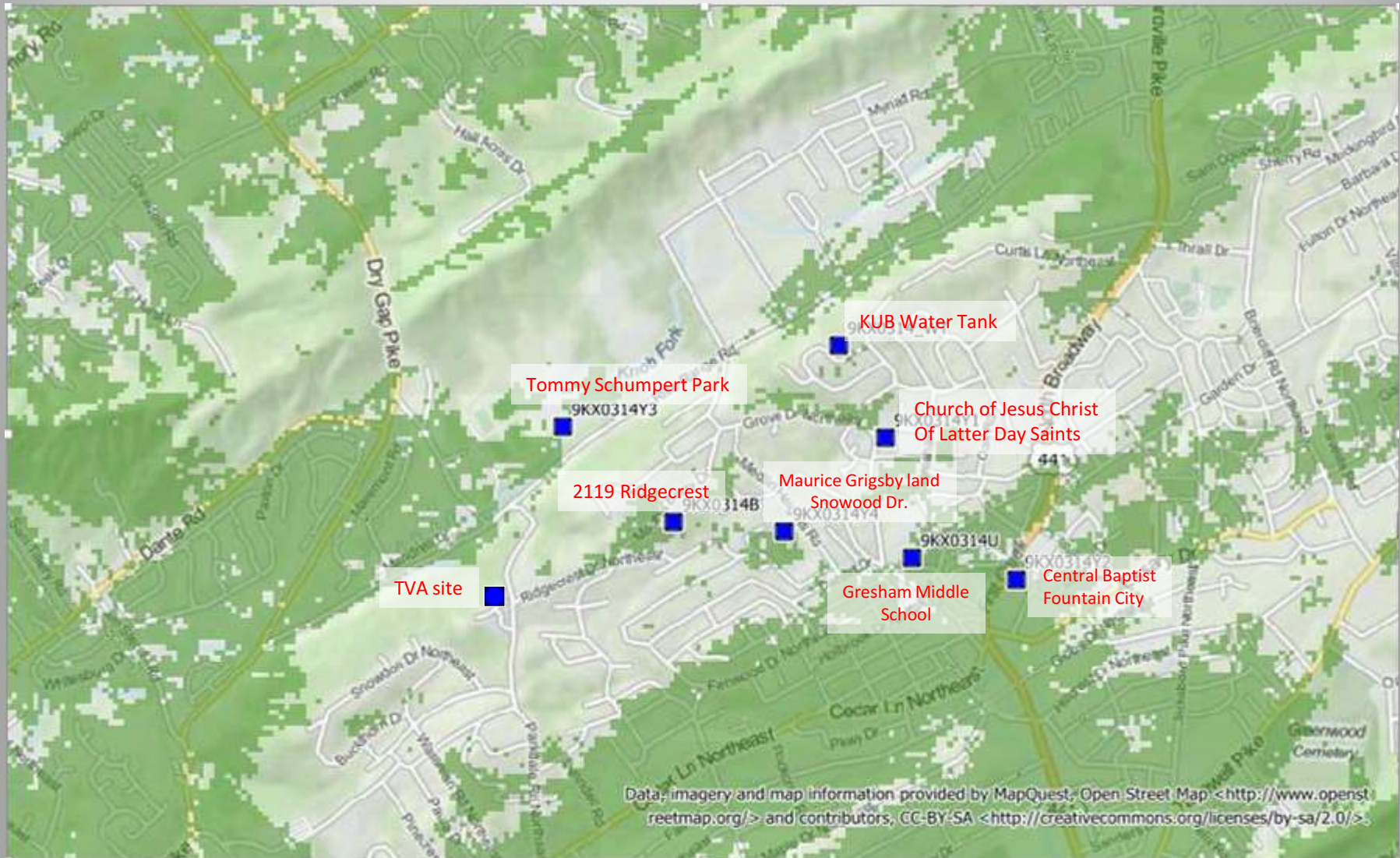
Mary D. Miller



# Attachment 1 - Search Area



# Attachment 2 - Existing Towers



# Attachment 3 - Suggested Locations



### 1) Power Lines/Towers Close to Parkdale, 6138 Wintergarden Way

- KUB does not allow antennae above or within areas designated for conductors, Static wire and/or neutrals
- These towers will not provide the radio frequency coverage T-Mobile needs

### 2) Tommy Schumpert Park, 6400 Fountain City Rd.

- This site will not provide the radio frequency coverage which T-Mobile needs
- A tower would increase liability risks because of the number of children within close proximity to the park

### 3) Central Baptist Fountain City, 5364 N. Broadway

- This site does not provide the radio frequency coverage which T-Mobile needs.
- This site does not meet setback requirements
- There is not enough space on this site to build a site and compound
- There are increased liability risks because of the number of children with close proximity to the compound

# Attachment 4a – Site Evaluations

4) Church of Jesus Christ of Latter-Day Saints, 6024 Grove Dr.

- This site does not meet setback requirements
- There is not enough space on this site to build a site and compound
- There are increased liability risks because of the number of children with close proximity to the site.

5) Maurice Grigsby Land, Snowood Dr. which Fronts Medlin Heights Rd.

- This site does not meet setback requirements.

6) KUB Watertower, 2935 Walkup Dr.

- This site does not provide the radio frequency coverage that T-Mobile needs as a collocation on top of the water tower.

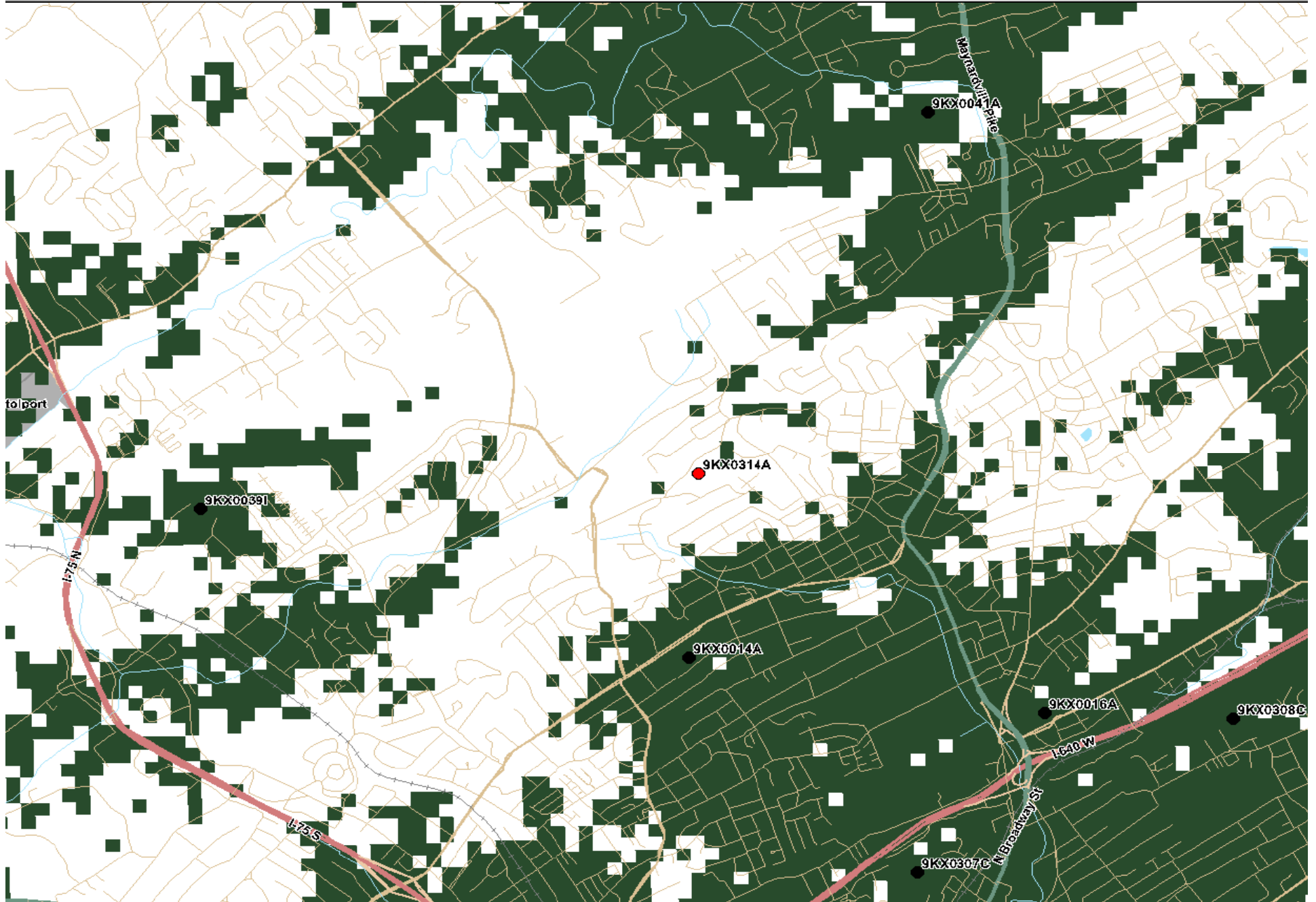
## Attachment 4b – Site Evaluations

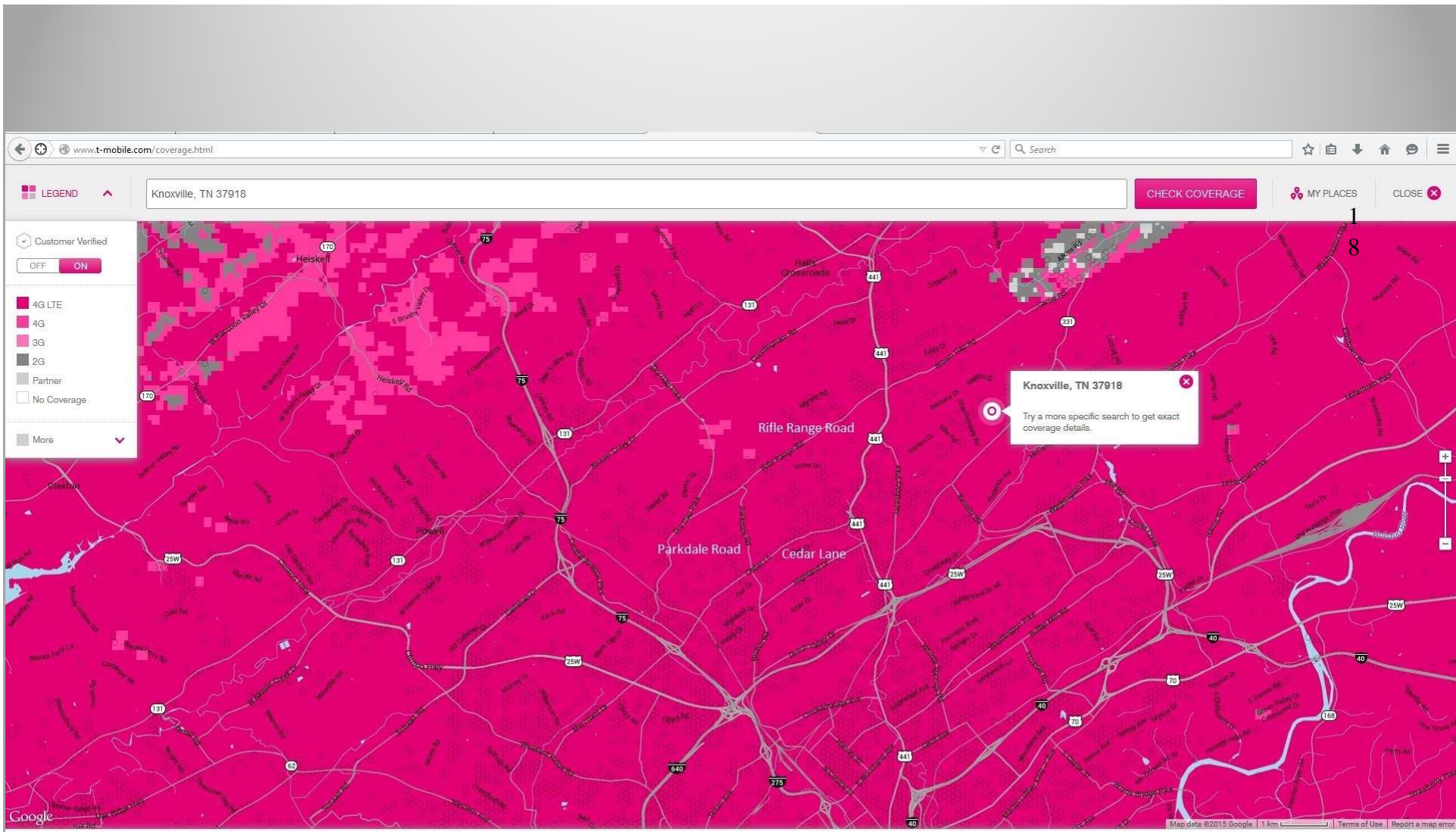
## 7) Gresham Middle School, 500 Gresham Rd.

- This site would require Branch Towers to build a 194 foot tower to meet T-Mobile radio frequency coverage requirements
- The only places which meet setbacks at this site would be in the front of the school or in a garden area to the side of the school
- A tower poses significant increased liability risks because of the number of children with close proximity

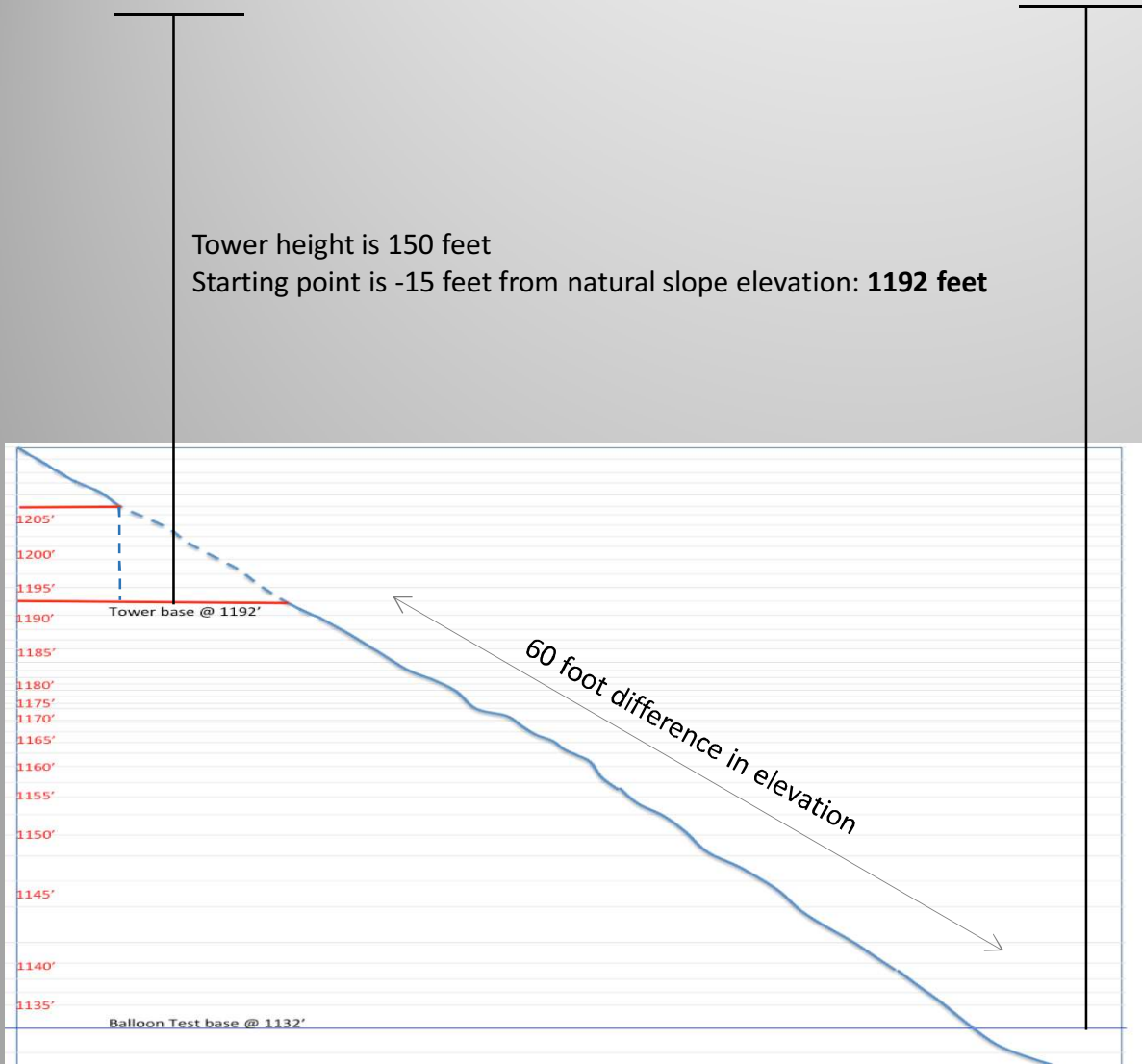
# Attachment 4c – Site Evaluations

# Attachment 5 -Coverage without 9KX0314A





# Attachment 6- Map from T-Mobile Website Showing Available Technology



Balloon was raised to 210 feet

Base of balloon:	1132'
Balloon height:	+ 210'
	<hr/>
	1342'

Base of proposed tower:	1192'
Proposed tower height:	+ 150'
	<hr/>
	1342'

# Attachment 7 - Balloon Test Explanation



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

**[MPC Comment] Community Meeting Regarding Proposed Ridgecrest Tower**

1 message

Mary Miller &lt;mmiller@millerandersonlaw.com&gt;

Tue, Jul 21, 2015 at 1:32 PM

Reply-To: mmiller@millerandersonlaw.com

To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "Commission@Knoxmpc.org" <Commission@knoxmpc.org>, "Herb@claibornehauling.com" <Herb@claibornehauling.com>, "Bart Carey (bartcarey@comcast.net)" <bartcarey@comcast.net>, "Eason.mpc@gmail.com" <Eason.mpc@gmail.com>, "mgoodwin.mpc@gmail.com" <mgoodwin.mpc@gmail.com>, "jtocher.mpc@gmail.com" <jtocher.mpc@gmail.com>

Dear Commissioners:

We wanted to extend an invitation to you to join us for our meeting with the residents of the Ridgecrest/Martha Berry area regarding Branch Towers' request for a tower on Ridgecrest Drive. For your information, a copy of our invitation to the residents is attached. The meeting is scheduled for Monday, July 27, 2015 at 6:00 p.m. at the Fountain City Lions Club Community Building. We hope that you will be able to attend.

Thank you for your time and service.



Mary D. Miller, Esq.

2108 Keller Bend Road

Knoxville, TN 37922

(865) 934-4000 (telephone)

(865) 934-4001 (facsimile)

[mmiller@millerandersonlaw.com](mailto:mmiller@millerandersonlaw.com)

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**MILLER ANDERSON**  
LAW GROUP PLLC

**MARY D. MILLER\***

2108 KELLER BEND ROAD  
KNOXVILLE, TN 37922

**HEATHER G. ANDERSON**

\*Listed by the Tennessee  
Supreme Court as a Rule 31  
Mediator

(865) 934-4000 *telephone*  
(865) 934-4001 *facsimile*

July 17, 2015

Dear Martha Berry/Ridgecrest Resident:

Please join us **Monday, July 27** at 6 p.m. for a community meeting to discuss Branch Tower's request for a cell tower in the Martha Berry/Ridgecrest area of North Knoxville. The meeting will be held at the Fountain City Lions Club Community Building in Fountain City Park at 5345 N. Broadway, Knoxville, TN 37918.

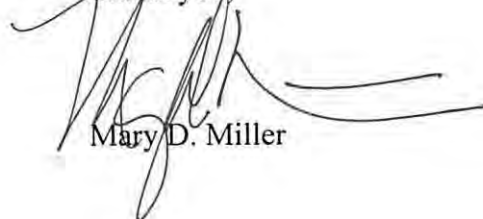
Last month, we invited the community to meet with us to discuss the site that Branch Towers had identified for the construction of a cell tower to meet the customer needs of T-Mobile and up to three other wireless phone carriers in your area. About 20 residents attended this meeting, and several people offered suggestions on possible alternative sites.

The Metropolitan Planning Commission granted a delay in hearing the zoning request on Branch's selected site to allow us more time to look into these suggestions, and to meet again with you and others in the community.

Over the past month, T-Mobile's engineers have examined each of the suggested sites; and at the July 27 meeting, we'll be going over that assessment with you. Larry Perry, an independent consultant for Metropolitan Planning Commission has offered to attend this meeting to answer any questions you may have about the guidelines for cell towers.

We hope that you will join us for our meeting at 6 p.m., Monday, July 27. In the meantime, if you need more information or have additional questions, please email us at [BranchTowersKnoxville@gmail.com](mailto:BranchTowersKnoxville@gmail.com) or contact me directly at [865-934-4000](tel:865-934-4000).

Thank you,



Mary D. Miller





**MILLER ANDERSON**  
LAW GROUP PLLC

**MARY D. MILLER\***

2108 KELLER BEND ROAD  
KNOXVILLE, TN 37922

**HEATHER G. ANDERSON**

\*Listed by the Tennessee  
Supreme Court as a Rule 31  
Mediator

(865) 934-4000 *telephone*  
(865) 934-4001 *facsimile*

May 28, 2015

VIA HAND DELIVERY

Mr. Tom Brechko  
Metropolitan Planning Commission  
City-County Building  
400 Main Street  
Suite 403  
Knoxville, TN 37902

Re: Branch Communications Application for Proposed Tower  
2119 Ridgecrest Drive, Knoxville, Tennessee

Dear Mr. Brechko,

Please find enclosed the copy of an opinion in regards to how the proposed telecommunications tower at 2119 Ridgecrest Drive, Knoxville, Tennessee may impact property values of adjacent properties. We have submitted this opinion in the response to your requests, but do not waive the right to object to use of property valuations or the impact on property valuations being used as a factor in evaluating the merits of the above-referenced use-on-review application.

If you have any questions, please let me know.

Yours truly,

  
Mary D. Miller

Enclosure

  
**GREYSTONE**  
VALUATION SERVICES, INC.

Bradley R. Carter, MAI, CRE, CCIM  
Harris B. Simpson, MAI  
Carolyn Sawyer, MAI

4200 Northside Parkway, N.W.  
Building 11, Suite 100  
Atlanta, Georgia 30327  
404.459.0913 main line  
404.252.0960 facsimile  
www.greystonevs.com

May 27, 2015

Ms. Kayla Kramer  
Branch Communications  
Suite 215  
1516 S Boston Ave  
Tulsa OK 74119

Regarding: **Corey: A Proposed Monopole Tower** - A proposed self-supporting 150-foot monopole telecommunication structure to be constructed on land at 2119 Ridgecrest Drive, Knoxville, Tennessee

Dear Ms. Kramer:

At your request, we have undertaken a study to determine whether the above-referenced proposed telecommunication structure will affect the values of surrounding or nearby properties. Based on our research, it is our professional opinion that the proposed structure will have no discernable negative impact on the values, marketability or the rates of appreciation of properties in the surrounding areas. Our research and findings are set forth below.

The proposed structure site is on a 5.753 acre parcel of land located within a single family residential area. The surrounding area is heavily wooded. The subject structure will not be visible from the most of the surrounding properties. It will be located toward the rear of the parent tract and behind some existing single family homes which front on Martha Berry Road NE.

Telecommunication structures are located in a variety of settings. They have often been situated alongside interstates or primary traffic corridors, adjoining commercial developments or in the proximity of relatively high-density land uses. This reflects the natural growth of the wireless telecommunications industry. Systems are initially designed to serve main thoroughfare and areas with high concentrations of population. Subsequently, as these systems mature they expand into less densely developed suburban areas. Today, it is common to see telecommunication structures in semi-rural and residential areas. Overall, telecommunication structures have proven themselves to be an innocuous land use with no evident impact on surrounding property value and/or marketability.

In order to form an opinion as to whether these structures have an unfavorable impact on the values of surrounding property, we examined a number of existing structures within the Southeastern United States. We studied neighborhoods adjoining existing tower structures. We looked at nearby home sale prices and sale patterns in nearby subdivisions in an effort to determine if the respective structures had any impact on values or marketability of nearby homes. We also spoke with real estate agents and/or property owners. In each of the examples considered, the data indicate that the nearby telecommunications structures have no influence on sale prices or marketability.

Based on our research and analysis, the proposed telecommunication structure on Ridgecrest Drive, in Knoxville, Tennessee appears to be an appropriate location for a telecommunication structure. In our judgment, the proposed structure will be compatible with existing land uses in the subject neighborhood and we do not believe nearby homes or properties will suffer any

Mr. Kramer  
May 27, 2015  
Page Two

measurable impact in the form of lower values, decreased marketability or lower rates of appreciation. We have profiled several existing telecommunication structures and nearby subdivisions that we believe are useful in supporting our opinion. These data are retained in our files.

Aerial View of Subject Site and Neighborhood



Based on the foregoing, we are of the studied, professional opinion that the proposed telecommunication structure will have no negative impact on the values, marketability or rates of appreciation of surrounding properties.

Very truly yours,

Greystone Valuation Services, Inc.

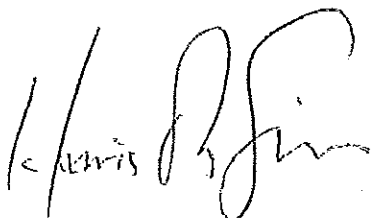
A handwritten signature in black ink, appearing to read "Harris B. Simpson".

Harris B. Simpson, MAI

## CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this appraisal report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined opinion or direction in opinion that favors the cause of the client, the amount of a value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- No one provided significant professional assistance to the person signing this report in the form of research and analysis of home sales.
- As of the date of this report, Harris B. Simpson has completed the requirements of the continuing education program of the Appraisal Institute.



\_\_\_\_\_  
Harris B. Simpson, MAI  
Certified General Real Property Appraiser

May 27, 2015

\_\_\_\_\_  
Date

## HARRIS "BO" SIMPSON, MAI

### PROFESSIONAL EXPERIENCE

- Principal, Greystone Valuation Services, Inc. (May 2003 – Present)
- Associated with LandAmerica, real estate appraisers and consultants, Atlanta, Georgia (May 2001 to June 2003) (Acquired Curry/Carter & Associates, Inc.)
- Associated with Curry/Carter & Associates, Inc., Real Estate Appraisers and Consultants, Atlanta, Georgia (March 1989 to April 2001)
- Self-Employed as a freelance residential and office renovator from January 1986 to December 1988
- Associated with Dozier Properties, Residential Home Builders, Norcross, Georgia, July 1982 to January 1986

### CERTIFICATIONS AND LICENSING

- Certified General Real Property Appraiser, State of Georgia, Certificate No. 003144

### PROFESSIONAL ASSOCIATION

- Appraisal Institute, MAI, Member Certificate No. 11924

### ACADEMIC BACKGROUND

- Graduate of The Baylor School, Chattanooga, Tennessee
- Bachelor of Business Administration, Georgia State University, Atlanta, Georgia. Major, Real Estate and Urban Affairs

### COURSES AND SEMINARS

Successfully challenged the following examinations offered by the American Institute of Real Estate Appraisers:

- 1A-1 Real Estate Appraisal Principles
- 1A-2 Basic Valuation Procedures
- 1B-A Capitalization Theory & Techniques, Part A
- 1B-B Capitalization Theory & Techniques, Part B

Successfully attended and passed the following courses offered by the American Institute of Real Estate Appraisers

- 2-1 Case Studies in Real Estate Valuation
- 2-2 Report Writing.
- 2-3 Standards of Professional Practice

### TYPES OF PROPERTIES APPRAISED

- Numerous appraisals and/or consultations involving the following types of properties: single and multifamily residential; commercial and industrial properties, including office, medical office, office/warehouse, office condominium, shopping center, restaurant, hotel/motel, vet clinic, dry cleaner, golf and country club, subdivision development, rural land, timber land, service station, church and special use/alternate use/conversion projects including loft-style office, apartment and condominium uses; telecommunication structures
- Special assignments including rezoning, highest and best use, feasibility and marketability studies. Qualified as expert witness in Cobb County Superior Court, DeKalb County Superior Court, Fulton County Superior Court and Federal Court in Maryland

GLOSSARY

**Absorption:** The net effect of activity, which self corrects for lateral movement, renewals and change of space size. Activity is defined as the gross number of square feet on signed leases, which includes movement from space to space and expansions.

**Arm's-Length Transaction:** A transaction arrived at in the open market by unrelated parties under no duress.

**Assessed Value:** The value of a property according to tax rolls in ad valorem taxation. May be higher or lower than market value, or based on an assessment ratio that is a percentage of market value.<sup>1</sup>

**Bondable Lease:** A bondable lease is the highest quality absolute net lease. In this lease structure, a bond rated credit tenant is required to pay all expenses related to the subject property. Additionally, it is the intent of such a lease that the obligations of the tenant (rent payments, etc.) are not to be interrupted for any reason including any damage or destruction of the leased premises or condemnation. This type of lease results in the least risk to the landlord.

**Bulk Warehouse Space:** Industrial properties that have less than 10 percent office space, dock high doors, bay depths of 190' and up, and ceiling heights of 24' or greater. These facilities are typically used for bulk storage, heavy manufacturing, or as large industrial plants.

**Capital Expenditure:** Investments of cash or the creation of liability to acquire or improve an asset, e.g., land, buildings, building additions, site improvements, machinery, equipment; as distinguished from cash outflows for expense items that are normally considered part of the current period's operations.<sup>2</sup>

**Cash Equivalency Analysis:** The procedure in which the sale prices of comparable properties sold with atypical financing are adjusted to reflect typical market terms.<sup>3</sup>

**Condominium:** A condominium is a multiunit structure or property in which persons hold fee simple title to individual units and an undivided interest in common areas.

**Condominium Interest:** A condominium interest is defined as a form of fee ownership of separate units or portions of multiunit buildings that provides for formal filing and recording of a divided interest in real property, where the division is vertical as well as horizontal; fee ownership of units in a multiunit property with joint ownership of common areas.

**Cost Approach:** This approach is based on the premise that an informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. The analysis involves estimating the current cost (including both direct and indirect costs) to construct a replacement for the existing structure and related site improvements, deducting for evidence of accrued depreciation, and adding the estimated land value.

**Deferred Maintenance:** Curable, physical deterioration that should be corrected immediately, although work has not commenced; denotes the need for immediate expenditures, but does not necessarily suggest inadequate maintenance in the past.<sup>4</sup>

**Disposition Value:** The most probable price that a specified interest in real property is likely to bring under all of the following conditions:

- (1) Consummation of a sale will occur within a limited future marketing period specified by the client.
- (2) The actual market conditions currently prevailing are those to which the appraised property interest is subject.
- (3) The buyer and seller is each acting prudently and knowledgeably.
- (4) The seller is under compulsion to sell.
- (5) The buyer is typically motivated.
- (6) Both parties are acting in what they consider their best interests.
- (7) An adequate marketing effort will be made in the limited time allowed for the completion of a sale.
- (8) Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
- (9) The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**Distribution Space:** Industrial properties that have less than 50 percent office space, dock high doors, and ceiling heights of 17' or greater.

**Economic Life:** The period of time over which improvements to real estate contribute to property value.<sup>5</sup>

**Effective Date of the Appraisal:** The date at which the value opinion in an appraisal applies, which may or may not be the date of observation; the date of the market conditions that provide the context for the value opinion.<sup>6</sup>

**Effective Gross Income Multiplier (EGIM):** The ratio between the sale price (or value) of a property and its effective gross income.<sup>8</sup>

**Effective Rent:** 1) The rental rate net of financial concessions such as periods of no rent during a lease term; may be calculated on a discounted basis, reflecting the time value of money, or on a simple, straight-line basis.<sup>7</sup> 2) The economic rent paid by the lessee when normalized to account for financial concessions, such as escalation clauses, and other factors. Contract, or normal, rents must be converted to effective rents to form a consistent basis of comparison between comparable properties.

**Exposure (Time):** The time a property remains on the market; the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Exposure time is different for various types of real estate and value ranges and under various market conditions.<sup>8</sup>

<sup>1</sup> *The Dictionary of Real Estate Appraisal*, Third Edition, 1993, p. 22.  
<sup>2</sup> *The Dictionary of Real Estate Appraisal*, Third Edition, 1993, p. 51.  
<sup>3</sup> *The Dictionary of Real Estate Appraisal*, Third Edition, 1993, p. 47.  
<sup>4</sup> *The Dictionary of Real Estate Appraisal*, Third Edition, 1993, p. 92.

<sup>5</sup> *The Appraisal of Real Estate*, 10th ed. (Chicago: Appraisal Institute, 1992), p. 344.  
<sup>6</sup> "Uniform Standards of Professional Appraisal Practice" (The Appraisal Foundation, 2003 Edition), p. 222.  
<sup>7</sup> *The Dictionary of Real Estate Appraisal*, Third Edition, 1993, p. 113.  
<sup>8</sup> *The Dictionary of Real Estate Appraisal*, Third Edition, 1993, p. 126.

**Extraordinary Assumptions:** An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinion or conclusions.<sup>9</sup>

**Fair Value Defined:** "Fair Value" is the cash price that might reasonably be anticipated in a current sale under all conditions requisite for a fair sale. A fair sale means that buyer and seller are each acting prudently, knowledgeably, and under no necessity to buy or sell, other than in a forced or liquidation sale. The appraiser should estimate the cash price that might be received upon exposure to the open market for a reasonable time, considering the property type and local market conditions. When a current sale is unlikely, i.e., when it is unlikely that the sale can be completed within 12 months, the appraiser must discount all cash flows generated by the property to obtain the estimate for fair value. The cash flows include, but are not limited to, those arising from ownership, development, operation, and sale of property. The discount applied shall reflect the appraisers' judgement of what a prudent, knowledgeable purchaser under no necessity to buy would be willing to pay to purchase the property in a current sale.

**Fee Simple Estate:** Absolute ownership unencumbered by any other interest or estate subject only to the four powers of government.<sup>10</sup>

**Floor Area Ratio (FAR):** The relationship between the above-ground floor area of a building, as described by the building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area; also called building-to-land ratio.<sup>7</sup>

**Going Concern Value:** Going concern value is the value of a proven property operation. It includes the incremental value associated with the business concern, which is distinct from the value of the real estate only. Going concern value includes an intangible enhancement of the value of an operating business enterprise which is produced by the assemblage of the land, building, labor, equipment, and marketing operation. This process creates an economically viable business that is expected to continue. Going concern value refers to the total value of a property, including both real property and intangible personal property attributed to the business value.<sup>1</sup>

**Gross Building Area (GBA):** The sum of all areas at each floor as measured to the exterior walls.

**Gross Lease:** A lease in which the landlord pays taxes, insurance, and common area maintenance.

**Highest and Best Use:** The reasonably probable and legal use of vacant land or an improved property which is physically possible, appropriately supported, financially feasible and that results in the highest value.<sup>11</sup>

**Hypothetical Condition:** That which is contrary to what exists but is supposed for the purpose of analysis.<sup>12</sup>

**Income Capitalization Approach:** This approach derives a value indication for income-producing property by converting anticipated monetary benefits into a property value. This conversion is typically accomplished in two ways: A direct

capitalization analysis where one year's income expectancy or an annual average of several years' income expectancies may be capitalized at a market-derived capitalization rate or a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment; secondly, a discounted cash flow analysis where the annual cash flows for the holding period and the reversion may be discounted at a specified yield rate.

**Insurable Value:** Insurable Value is based on the replacement and/or reproduction cost of physical items that are subject to loss from hazards. Insurable value is that portion of the value of an asset or asset group that is acknowledged or recognized under the provisions of an applicable loss insurance policy. This value is often controlled by state law and varies from state to state.<sup>13</sup>

**Intended Use:** The use or uses of an appraiser's reported appraisal, appraisal review, or appraisal consulting assignment opinions and conclusions, as identified by the appraiser based on communication with the client at the time of the assignment.<sup>14</sup>

**Intended User:** The client and any other party as identified, by name or type, as users of the appraisal, appraisal review, or appraisal consulting report by the appraiser on the basis of communications with the client at the time of the assignment.<sup>15</sup>

**Internal Rate of Return ("IRR"):** The yield rate to the ownership position realized over the term of an investment.

**Investment Value:** Investment value is the value of an investment to a particular investor based on his or her investment requirements. In contrast to market value, investment value is value to an individual, not value in the marketplace. Investment value reflects the subjective relationship between a particular investor and a given investment. When measured in dollars, investment value is the price an investor would pay for an investment in light of its perceived capacity to satisfy his or her desires, needs, or investment goals. To estimate investment value, specific investment criteria must be known. Criteria to evaluate a real estate investment are not necessarily set down by the individual investor; they may be established by an expert on real estate and its value, that is, an appraiser.<sup>16</sup>

**Leasehold Estate:** The right to use and occupy real estate for a stated term and under certain conditions; conveyed by a lease.<sup>17</sup>

**Leased Fee Estate:** An ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease.<sup>18</sup>

**Liquidation Value:** The most probable price that a specified interest in real property is likely to bring under all of the following conditions:

<sup>9</sup> "Uniform Standards of Professional Appraisal Practice" (The Appraisal Foundation, 2004 Edition), p. 3.

<sup>10</sup> *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: Appraisal Institute, 1993), p. 147.

<sup>11</sup> *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: Appraisal Institute), p. 171.

<sup>12</sup> "Uniform Standards of Professional Appraisal Practice" (The Appraisal Foundation, 2004 Edition), p. 3.

<sup>13</sup> *The Appraisal of Real Estate*, 10th ed. (Chicago: Appraisal Institute, 1992), p. 27.

<sup>14</sup> "Uniform Standards of Professional Appraisal Practice" (The Appraisal Foundation, 2004 Edition), p. 3.

<sup>15</sup> "Uniform Standards of Professional Appraisal Practice" (The Appraisal Foundation, 2004 Edition), p. 3.

<sup>16</sup> *The Appraisal of Real Estate*, 10th ed. (Chicago: Appraisal Institute, 1992), p. 26.

<sup>17</sup> *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: Appraisal Institute, 1993), p. 177.

<sup>18</sup> *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: Appraisal Institute, 1993), p. 204.



- (1) Consummation of a sale will occur within a severely limited future marketing period specified by the client.
- (2) The actual market conditions currently prevailing are those to which the appraised property interest is subject.
- (3) The buyer is acting prudently and knowledgeably.
- (4) The seller is under extreme compulsion to sell.
- (5) The buyer is typically motivated.
- (6) The buyer is acting in what he or she considers his or her best interest.
- (7) A limited marketing effort and time will be allowed for the completion of a sale.
- (8) Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
- (9) The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**Load Factor:** The amount added to usable area to calculate the rentable area. It is also referred to as a "rentable add-on factor" which, according to BOMA, "is computed by dividing the difference between the usable square footage and rentable square footage by the amount of the usable area. Convert the figure into a percentage by multiplying by 100".

**Market Rent:** The rental income that a property would most probably command in the open market; indicated by current rates paid and asked for comparable space as of the date of the appraisal.

**Market Value:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specific date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.<sup>19</sup>

**Market Value "As If Complete" On The Appraisal Date:** Market value as if complete on the appraisal date is an estimate of the market value of a property with all construction, conversion, or rehabilitation hypothetically completed, or under other specified hypothetical conditions as of the date of the appraisal. With regard to properties wherein anticipated market conditions indicate that stabilized occupancy is not likely as of the date of completion, this estimate of value should reflect the market value of the property as if complete and prepared for occupancy by tenants.

**Market Value "As Is" On The Appraisal Date:** Market value "as is" on the appraisal date is an estimate of the market value of a property in the condition observed upon observation and as it physically and legally exists without

hypothetical conditions, assumptions, or qualifications as of the date of appraisal.

**Marketing Period:** The time it takes an interest in real property to sell on the market subsequent to the date of an appraisal.<sup>20</sup>

**Modified Gross:** A lease arrangement that requires the landlord to pay structural repairs and maintenance, as well as tax and insurance expenses for a base year. The tenant pays increases over that base.

**Net Lease:** Lease in which all or some of the operating expenses are paid directly by the tenant. In a Triple Net Lease all operating expenses are the responsibility of the tenant, including property taxes, insurance, interior maintenance, and other miscellaneous expenses. However, management fees and exterior maintenance are often the responsibility of the lessor in a triple net lease. A modified net lease is one in which some expenses are paid separately by the tenant and some are included in the rent.

**Net Rentable Area (NRA):** 1) The area on which rent is computed. 2) The Rentable Area of a floor shall be computed by measuring to the inside finished surface of the dominant portion of the permanent outer building walls, excluding any major vertical penetrations of the floor. No deductions shall be made for columns and projections necessary to the building. Include space such as mechanical room, janitorial room, restrooms, and lobby of the floor.<sup>21</sup>

**Office/Service Space:** Industrial properties that have more than 50 percent office space, drive-in truck doors, and ceiling heights of 16' or less.

**Penetration Rate:** The ratio of the actual market share of a submarket over the fair market share of a submarket.

**Prospective Value:** Prospective value estimates are intended to reflect the current expectations and perceptions of the market participants along with available factual data. They should be judged on the market support for the forecasts when made, not whether specific items in the forecast are realized. With regard to proposed developments, two prospective value estimates may be required: as of the time the development is to be completed and as of the time the development is projected to achieve stabilized occupancy. These prospective values form a basis for investment decisions and loan underwriting.

**Reasonable Exposure Time:** According to the Uniform Standards of Professional Appraisal Practice, exposure time can be defined as follows: "the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market".

**Reconciliation:** The strengths and weaknesses of the individual approaches to value may vary based on the quality and quantity of data available in each instance. The final value conclusion is based on the appraisers' judgment with respect to the appropriateness of each approach as it applies to the property being appraised.

**Replacement Cost:** The estimated cost to construct, at current prices as of the effective appraisal date, a building with utility equivalent to the building being appraised, using

<sup>19</sup> *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: Appraisal Institute, 1993), p. 222.

<sup>20</sup> *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: Appraisal Institute, 1993), p. 220.

<sup>21</sup> 1990 BOMA Experience Exchange Report, Income/Expense Analysis for Office Buildings (Building Owners and Managers Association, 1990)

modern materials and current standards, design, and layout.<sup>22</sup>

**Reproduction Cost:** The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building.<sup>23</sup>

**Sales Comparison Approach:** This approach derives a value indication by comparing the subject property to similar properties that have recently sold, applying appropriate units of comparison and making adjustments, based on the elements of comparison, to the sale prices of the comparables. Analysis of properties currently listed for sale is also useful in setting the upper limit of value. The overriding premise of this approach is that an informed purchaser would pay no more than the cost of acquiring an equally desirable substitute.

**Scope of the Appraisal:** Extent of the process in which data are collected, confirmed, and reported.<sup>24</sup>

**Self-Contained Appraisal Report:** A written report prepared under Standards Rule 2-2(a) or 8-2(a).<sup>25</sup> A self-contained appraisal report fully describes the data and analyses used in the assignment. All appropriate information is contained within the report and not referenced to the appraiser's files.<sup>26</sup>

**Service Center Space:** Synonymous with office/service space.

**Summary Appraisal Report:** A written report prepared under Standards Rule 2-2(b) or 8-2(b).<sup>27</sup> A summary report summarizes the data and analyses used in the assignment.<sup>28</sup>

**Superadequacy:** An excess in the capacity or quality of a structure or structural component; determined by market standards.

**Triple-Net Lease:** A lease arrangement that requires the tenant to pay (or reimburse the landlord for) the majority of expenses such as non-structural repairs and maintenance, taxes, insurance, and other operating expenses.

**Use Value:** Use value is the value a specific property has for a specific use.<sup>29</sup> Use value is a concept based on the productivity of an economic good. Use value focuses on the value the real estate contributes to the enterprise of which it is a part, without regard to the property's highest and best use or the monetary amount that might be realized upon its sale.

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<sup>22</sup> *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: Appraisal Institute, 1993), p. 303.

<sup>23</sup> *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: Appraisal Institute, 1993), p. 304.

<sup>24</sup> *The Dictionary of Real Estate Appraisal*, Third Edition, 1993, p. 322.

<sup>25</sup> "Uniform Standards of Professional Appraisal Practice" (The Appraisal Foundation, 2004 Edition), p. 24.

<sup>26</sup> *The Appraisal of Real Estate*, Eleventh Edition, 1996, p. 13.

<sup>27</sup> "Uniform Standards of Professional Appraisal Practice" (The Appraisal Foundation, 2004 Edition), p. 24.

<sup>28</sup> *The Appraisal of Real Estate*, Eleventh Edition, 1996, p. 13.

<sup>29</sup> *The Dictionary of Real Estate Appraisal*, Third Edition, 1993, p. 383.



3800 EZELL ROAD, STE 815 NASHVILLE, TN 37211

T-MOBILE SITE NUMBER:  
T-MOBILE SITE NAME:  
BRANCH TOWERS SITE NUMBER:  
BRANCH TOWERS SITE NAME:  
FCC NUMBER:  
SITE ADDRESS:

**9KX0314B**  
**COREY**  
**TN-0010**  
**COREY**  
**TBD**  
**2119 RIDGECREST DRIVE**  
**KNOXVILLE TN 37918**  
**NEW EQUIPMENT AND ANTENNAS ON: PROPOSED 150'-0" MONOPOLE**

5-B-15-UR  
5-28-15T

VENDOR:  
**T-Mobile**  
3800 EZELL ROAD, STE 815 NASHVILLE, TN 37211

PRODUCED BY:  
**DE BOER**  
MICHAEL T. DE BOER  
965 WYMNSTONE DRIVE  
JEFFERSON, MO 63038  
620-422-1546

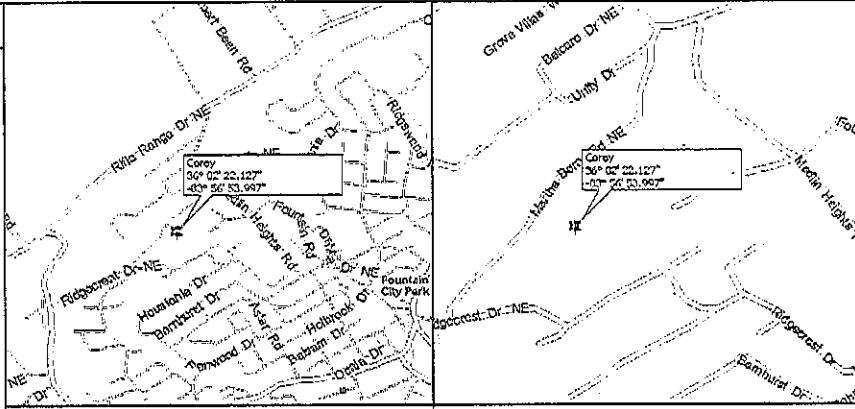
PRODUCED BY:  
**BR NCH**  
COMMUNICATIONS, LLC  
BRANCH COMMUNICATIONS  
1516 S BOSTON AVE, STE 215  
TULSA, OKLAHOMA 74119  
(918) 949-4531

SITE NAME:  
**COREY**  
T-MOBILE NUMBER:  
**9KX0314B**  
SITE ADDRESS:  
2119 RIDGECREST DRIVE  
KNOXVILLE TN 37918  
PROJECT NUMBER:  
**TN-0010**

ENGINEER:  
**MICHAEL T. DE BOER**  
REGISTERED PROFESSIONAL ENGINEER  
ELECTRICAL ENGINEERING  
STATE OF TENNESSEE  
5/28/15  
PE #102 271 EXP 01-31-17

**SITE INFORMATION**

SITE TYPE: 150'-0" MONOPOLE  
SITE NAME: COREY  
SITE NUMBER: TN-0010  
SITE ADDRESS: 2119 RIDGECREST DRIVE  
KNOXVILLE, TN 37918  
SITE COORDINATES (NAD 83):  
LATITUDE: N 30° 02' 22.127"  
LONGITUDE: W -83° 56' 53.897"  
GROUND ELEVATION: 1207.0' (AMSL)  
COUNTY: KNOX COUNTY  
JURISDICTION: CITY OF KNOXVILLE  
PARCEL ID: 058CA002.02  
ZONING: R1 - RESIDENTIAL  
OCCUPANCY TYPE: UNMANNED  
A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.  
APPLICANT: T-MOBILE  
3800 EZELL ROAD, STE 815  
NASHVILLE, TN 37211  
CUSTOMER SERVICE  
615-445-7958



**DRAWING INDEX**

NO	DESCRIPTION
T1	TITLE SHEET
GN1	GENERAL NOTES
GN2	GENERAL NOTES
GN3	GENERAL NOTES
GN4	GENERAL NOTES
1 of 2	SURVEY
2 of 2	SURVEY
GP1	GRADING SITE PLAN
GP2	TURN AROUND PLAN
GP3	ACCESS ROAD PROFILE
GP4	GRADING SITE PLAN DETAILS
GP5	LINE OF SIGHT PLAN
C1	OVERALL SITE PLAN
C2	SITE PLAN
C3	CONCRETE PAD DETAILS
C4	ANTENNA ORIENTATION, MOUNT, AND SCHEDULE
C5	WAVEGUIDE AND EQUIPMENT DETAILS
C6	COMPOUND DETAILS
C7	CIVIL DETAILS
C8	SIGNAGE DETAILS
C9	COLOR CODING DETAILS
C10	UNISTRUT TABLE
C11	LANDSCAPING PLAN AND DETAILS
E1	UTILITY ROUTING PLANS
E2	ELECTRICAL DETAILS
E3	PPD UTILITY RACK SCHEDULE & DETAILS
E4	UTILITY RACK DETAILS
E5	AVV CONDUIT DIAGRAM DETAIL
E6	ALARM CABLING WIRE AND PROGRAM GUIDE
G1	COMPOUND GROUNDING PLAN
G2	GROUNDING DETAILS
G3	GROUNDING DETAILS
G4	GROUNDING DETAILS
RF1	RFDS DATA
RF2	RFDS DATA

**DRIVING DIRECTIONS**

DEPART 3800 EZELL RD, NASHVILLE, TN 37211 ON EZELL RD (SOUTH) FOR 0.3 MI TURN LEFT (EAST) ONTO HAYWOOD LN FOR 0.3 MI TAKE RAMP (RIGHT) ONTO I-24 FOR 5.5 MI TO I-24 W/NASHVILLE AT EXIT 528, TAKE RAMP (RIGHT) ONTO I-40 FOR 171.6 MI TO I-40 E/AIRPORT/KNOXVILLE AT EXIT 388, TAKE RAMP ONTO I-640 [I-75] FOR 3.6 MI TO I-75 N/I-640 E/ASHEVILLE/LEXINGTON AT EXIT 3, TURN RIGHT ONTO RAMP FOR 0.2 MI TO I-75 N/I-275 S/KNOXVILLE/LEXINGTON TAKE RAMP (LEFT) ONTO I-75 FOR 1.1 MI TO I-75 N/LEXINGTON AT EXIT 106, TURN RIGHT ONTO RAMP FOR 0.2 MI TO MERCHANTS DR TURN RIGHT (EAST) ONTO MERCHANTS DR NW (MERCHANTS DR) FOR 1.3 YDS ROAD NAME CHANGES TO CEDAR LN NE (CEDAR LN) FOR 1.3 MI BEAR LEFT (NORTH) ONTO PARKDALE RD NE (PARKDALE RD) FOR 0.8 MI TURN RIGHT (EAST) ONTO RIDGECREST DR NE (RIDGECREST DR) FOR 0.3 MI KEEP STRAIGHT ONTO RIDGECREST DR (NE) FOR 21 YDS TURN LEFT (NORTH) ONTO MARTHA BERRY DR NE (MARTHA BERRY DR) FOR 0.2 MI TURN RIGHT (SOUTH-EAST) ONTO LOCAL ROAD(S) FOR 109 YDS ARRIVE AT COREY

ONL CALL NUMBER:  
**CALL TENNESSEE ONE CALL 811**  
**(615) 367-1110**  
**CALL 3 WORKING DAYS BEFORE YOU DIG!**

**A&E DRAWING REVIEW**

TITLE:	SIGNATURE:	DATE:
PROPERTY OWNER:		
T-MOBILE CONSTRUCTION MGR:		
ZONING APPROVAL:		
RF ENGINEER:		
SITE ACQUISITION:		
STATUS CODE:		
1	ACCEPTED-WITH OR NO COMMENTS, CONSTRUCTION MAY PROCEED	
2	NOT ACCEPTED-RESOLVE COMMENTS AND RESUBMIT	

**CODE COMPLIANCE**

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

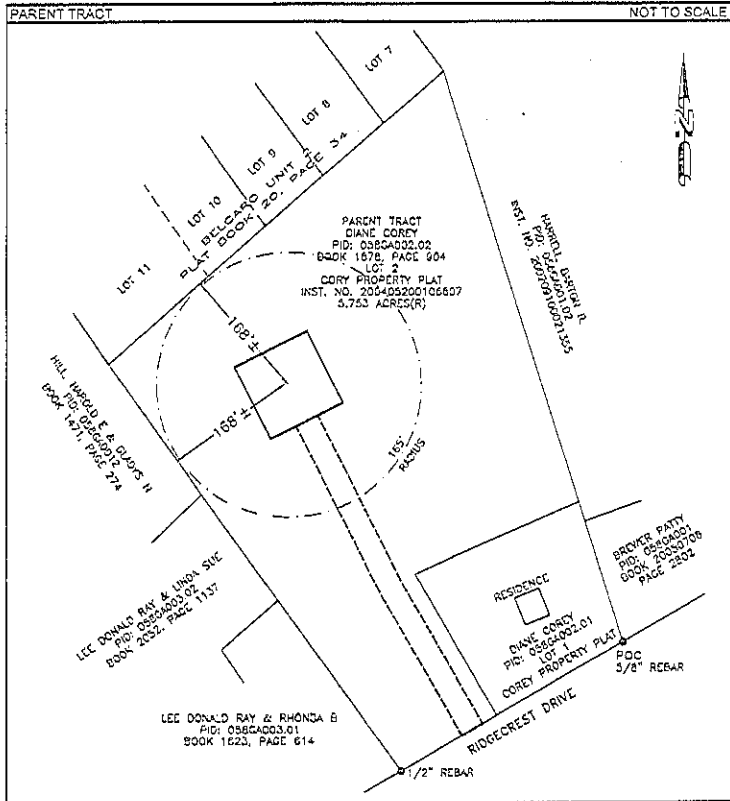
BUILDING/DWELLING CODE: IBC 2012  
STRUCTURAL CODE: IBC 2012  
PLUMBING CODE: IPC 2012  
MECHANICAL CODE: IMC 2012  
ELECTRIC CODE: NEC 2011  
FIRE/LIFE SAFETY CODE: IFC 2012

**DO NOT SCALE DRAWINGS**

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

NO	DATE	DESCRIPTION	BY
A	3/26/14	PRELIM ISSUE	NDP
0	3/27/15	CONST ISSUE	NDP
1	4/28/15	CONST ISSU	NDP
2	5/27/15	CONST ISSUE	NDP

SHEET TITLE:  
**TITLE SHEET**  
SHEET #: **T1** PROJECT #: **TN-0010** REV: **1**  
EST: **TBD** IND: **JWM**



**PARENT TRACT (AS PROVIDED FROM TITLE REPORT)**  
 LAND in Knox County, Tennessee, being Lot No. 2, on the Plan of Final Plat of Corey Property, as shown on plot of record as Instrument No. 200405200106807, in the Register's Office for Knox County, Tennessee, to which plat reference is hereby made for a more particular description.  
 Being a portion of the same property conveyed to John A. Corey and wife, Diane Corey in Book 1878, Page 304 and in Book 2030, Page 201, Register's Office for Knox County, Tennessee. The said John A. Corey is now deceased. See Affidavit of record as Instrument No. 201105180066978, Register's Office for Knox County, Tennessee.

**100' X 100' LEASE AREA**  
 A lease area being a portion of Lot 2 of the Final Plat of the Corey Property as recorded in Instrument No. 200405200106807 in the Register's Office of Knox County, Tennessee and lying in the 36th Ward of the City of Knoxville, Tennessee and in the 7th Civil District of said Knox County, said lease area being more particularly described as follows:  
 Commence at a 5/8" rebar found marking the southeast corner of Lot 2 of said Final Plat; thence S 58°57'23" W along the northwesterly right-of-way line of Ridgecrest Drive a distance of 216.64 feet to a point on the southeasterly line of said Lot 1; thence departing said northwesterly right-of-way line N 28°55'07" W a distance of 204.10 feet to a point; thence N 26°33'05" W a distance of 232.90 feet to a point; thence S 63°26'55" W a distance of 50.00 feet to a 5/8" rebar set and the POINT OF BEGINNING; thence N 26°33'05" W a distance of 100.00 feet to a 5/8" rebar set; thence N 63°26'55" E a distance of 100.00 feet to a 5/8" rebar set; thence S 28°33'05" E a distance of 100.00 feet to a 5/8" rebar set; thence S 63°26'55" W a distance of 100.00 feet to the POINT OF BEGINNING. Said described lease area contains 0.23 acres, more or less.

**30' INGRESS/EGRESS & UTILITY EASEMENT**  
 An easement being a portion of Lot 2 of the Final Plat of the Corey Property as recorded in Instrument No. 200405200106807 in the Register's Office of Knox County, Tennessee and lying in the 36th Ward of the City of Knoxville, Tennessee and in the 7th Civil District of said Knox County, said lease area being more particularly described as follows:  
 Commence at a 5/8" rebar found marking the southeast corner of Lot 2 of said Final Plat; thence S 58°57'23" W along the northwesterly right-of-way line of Ridgecrest Drive a distance of 216.64 feet to a point on the southeasterly line of said Lot 1, said point being the POINT OF BEGINNING of an Ingress/Egress & Utility Easement being 30 feet in width and lying 15 feet each side of the following described centerline; thence departing said northwesterly right-of-way line N 28°55'07" W a distance of 204.10 feet to a point; thence N 26°33'05" W a distance of 232.90 feet to the POINT OF ENDING. Said described easement contains 0.30 acres, more or less.

**PLOTTABLE MATTERS**  
 Fidelity National Title Insurance Company, Title Report No. 1513049CTN

Exception No.	Instrument	Comment
①	Inst. No. 200405200106807	Does affect the subject property. Contains no special survey matters.
②	Inst. No. 201105180066978	Does affect the subject property. Contains no special survey matters.

**SURVEYOR'S NOTES**

- This is a Row Land Tower Survey, made on the ground under the supervision of a Tennessee Registered Land Surveyor. Date of field survey is March 4, 2015.
- The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.
- Bearings are based on Tennessee State Plane Coordinates NAD 83 by GPS observation.
- No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
- Benchmark used is a GPS Continuously Operating Reference Station, PID DJ8540. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
- This survey was conducted for the purpose of a Row Land Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
- Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining record data.
- This Survey was conducted with reference to a title report from Fidelity National Title Insurance Company (Title Report No. 1513049CTN) dated February 2, 2015.
- Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and is within +/- 3 feet vertically (FAA Accuracy Code 1A).
- Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
- Field data upon which this map or plat is based has a closure precision of not less than one-foot in 12,000 feet (1":12,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
- This survey is not valid without the original signature and the original seal of a state licensed surveyor and micropaper.
- This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
- Per as provided information the parent tract is zoned residential with a tower setback of 110R of tower height.

**SURVEYOR'S CERTIFICATION**

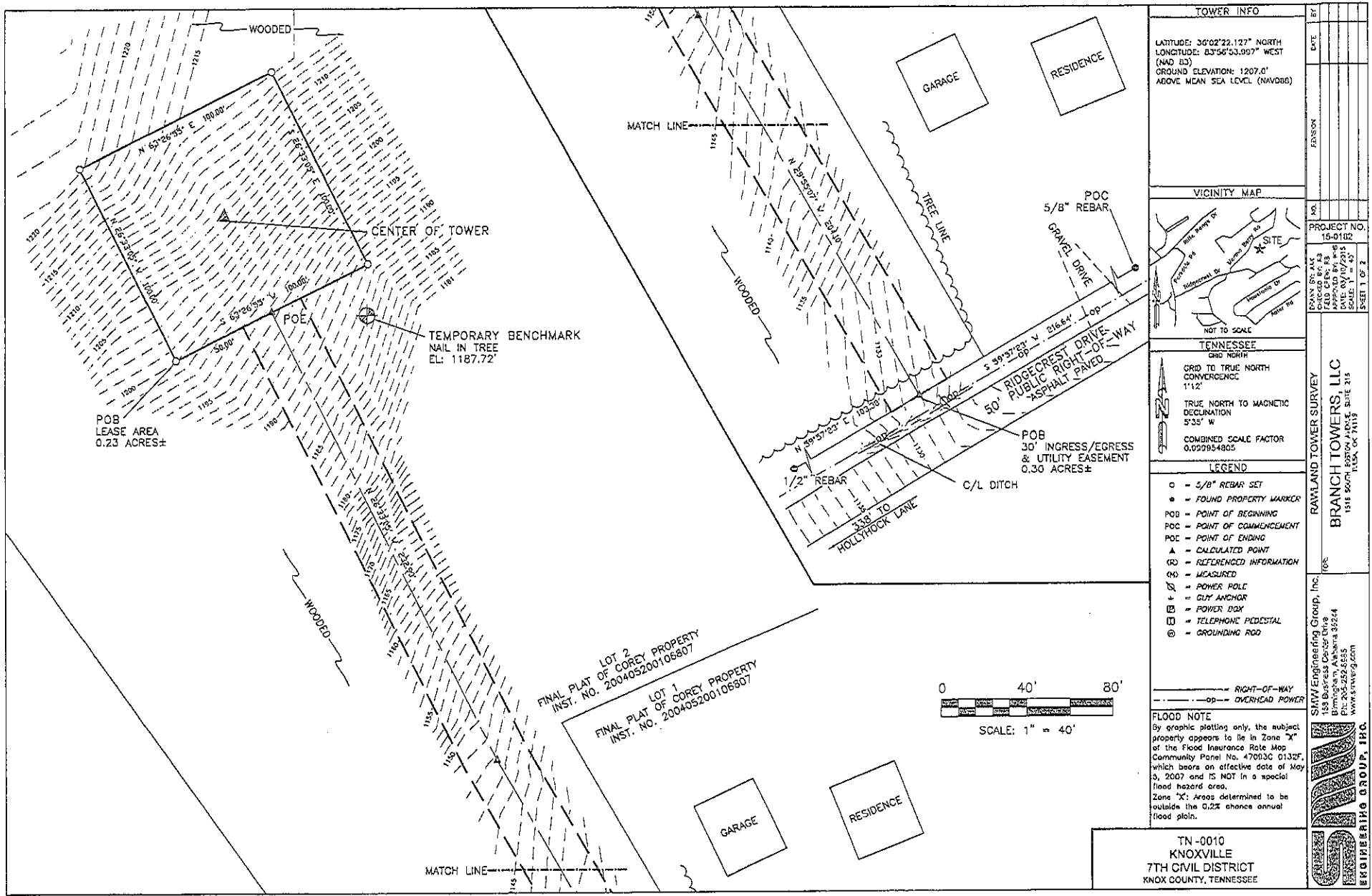
I certify that all parts of this survey and drawing have been prepared in accordance with the current requirements of the Standards of Practice for Surveying in the State of Tennessee to the best of my knowledge, information, and belief.

*William H. Sommerville, II*  
 William H. Sommerville, II  
 Tennessee License No. 2361

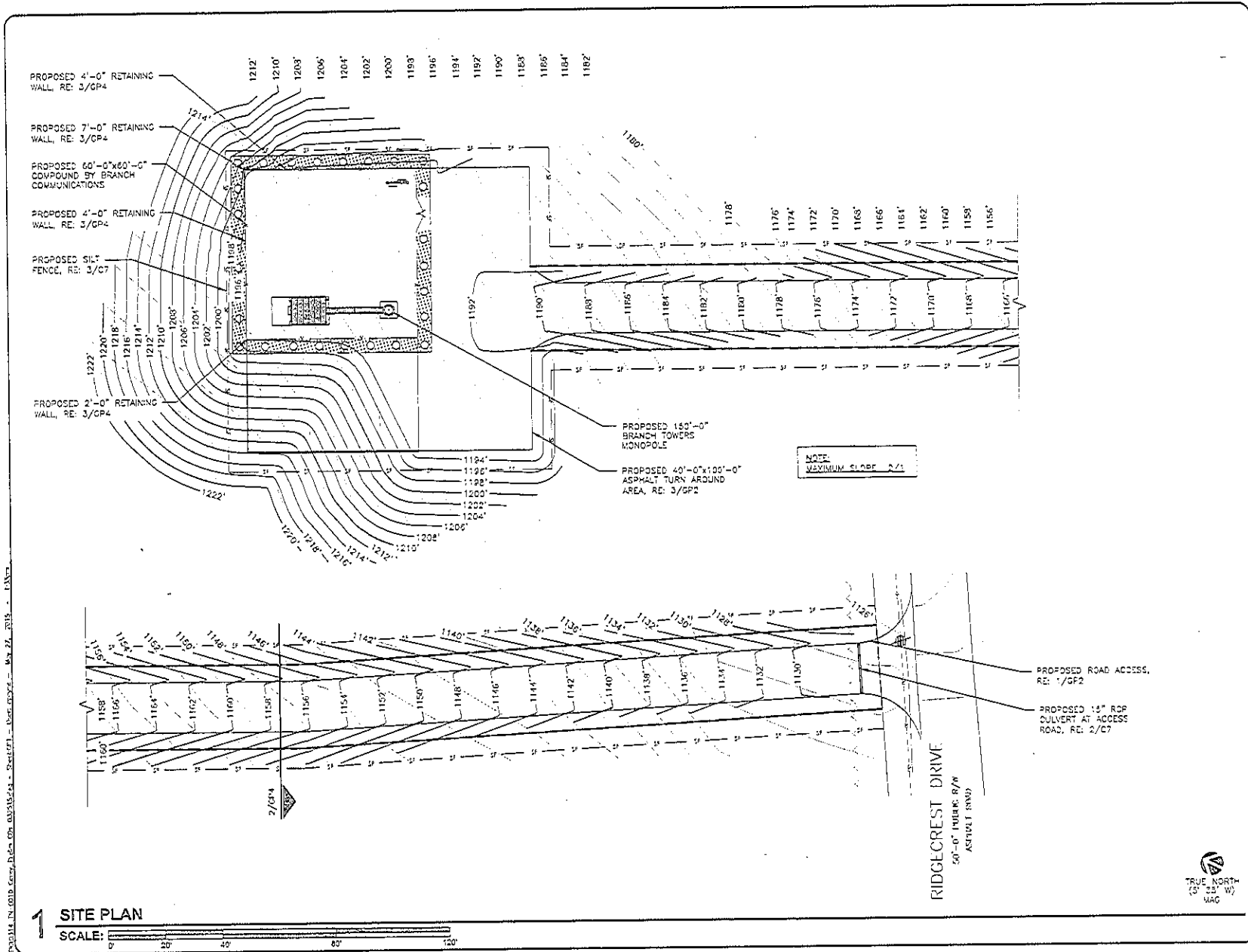


TN-0010  
 KNOXVILLE  
 7TH CIVIL DISTRICT  
 KNOX COUNTY, TENNESSEE

DATE	
BY	
PROJECT NO.	15-0182
SHEET	1 OF 2
<b>RAWLAND TOWER SURVEY, LLC</b> <b>BRANCH TOWERS, LLC</b> <small>1515 South Central Avenue, Suite 315        Knoxville, TN 37921</small>	
<b>SHW Engineering Group, Inc.</b> <small>158 Business Center Drive        Bowling Green, TN 38824        Phone: 661-333-3324        Fax: 661-333-3324        www.shweng.com</small>	



TOWER INFO	
LATITUDE: 36°02'22.127" NORTH	DATE
LONGITUDE: 83°56'53.997" WEST (NAD 83)	ENGINEER
GROUND ELEVATION: 1207.0' ABOVE MEAN SEA LEVEL (NAVD80)	PROJECT NO. 15-0182
	SHEET 1 OF 2
VICINITY MAP	
NOT TO SCALE	PROJECT NO. 15-0182
GRID TO TRUE NORTH CONVERGENCE 1"12"	DATE 09/10/2015
TRUE NORTH TO MAGNETIC DECLINATION 5°35' W	DATE 09/10/2015
COMBINED SCALE FACTOR 0.022954905	DATE 09/10/2015
LEGEND	
○ = 5/8" REBAR SET	RAWLAND TOWER SURVEY
● = FOUND PROPERTY MARKER	BRANCH TOWERS, LLC
POB = POINT OF BEGINNING	1518 SOUTH EUSTON AVE., SUITE 215
POC = POINT OF COMMENCEMENT	MEMPHIS, TN 38119
POE = POINT OF ENDING	
▲ = CALCULATED POINT	
(R) = REFERENCED INFORMATION	
(M) = MEASURED	
⊕ = POWER POLE	
⊕ = GUY ANCHOR	
⊕ = POWER BOX	
⊕ = TELEPHONE PEDESTAL	
⊕ = GROUNDING ROD	
— = RIGHT-OF-WAY	
-o- = OVERHEAD POWER	
<p>FLOOD NOTE</p> <p>By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 47003C 0132F, which bears an effective date of May 3, 2007 and IS NOT in a special flood hazard area.</p> <p>Zone "X" Areas determined to be outside the 0.2% chance annual flood plain.</p>	
<p>TN -0010 KNOXVILLE 7TH CIVIL DISTRICT KNOX COUNTY, TENNESSEE</p>	

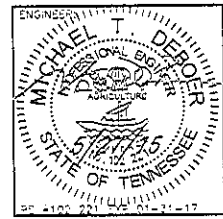


VENDOR:  
**T-Mobile**  
 2000 CRELL ROAD, STE  
 610 KNOXVILLE, TN  
 37911

PRODUCED BY:  
**DE BOER**  
 MICHAEL T. DE BOER  
 905 WINDSTONE DRIVE  
 JOHNSON, TN 37030  
 605-421-1542

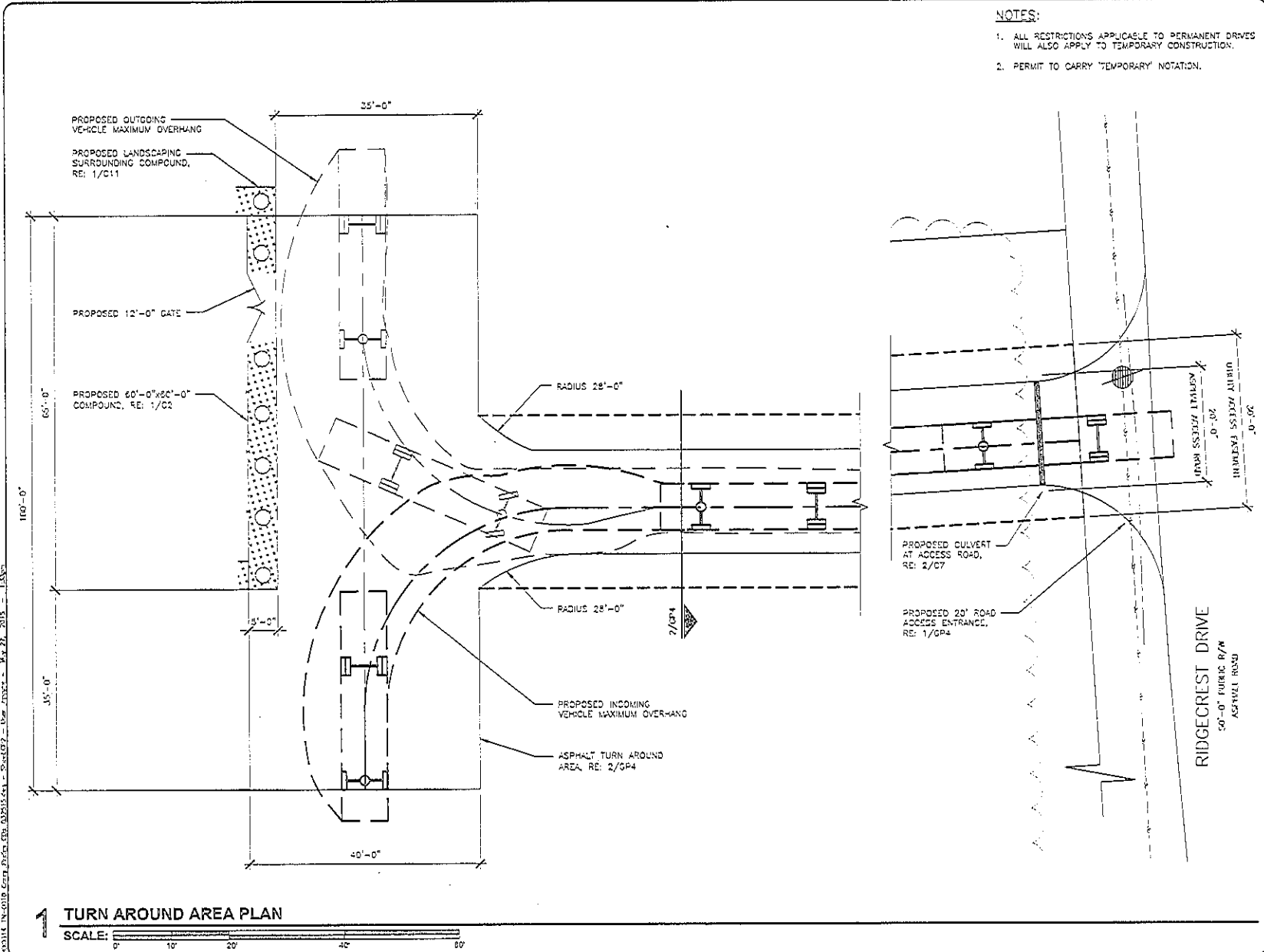
PRODUCED BY:  
**BR NCH**  
 COMMUNICATIONS, LLC  
 BRANCH COMMUNICATIONS  
 1516 S BOSTON AVE STE 210  
 TULSA, OKLAHOMA 74110  
 (918) 940-4211

SITE NAME:  
**COREY**  
 T-MOBILE NUMBER:  
**9KX0314B**  
 SITE ADDRESS:  
 2119 RIDGECREST DRIVE  
 KNOXVILLE TN 37918  
 PROJECT NUMBER:  
**TN-0010**



NO	DATE	DESCRIPTION	BY
1	7/26/14	PRELIM ISSUE	NDP
2	3/27/15	CONST ISSUE	NDP
3	4/22/15	CONST ISSUE	NDP
4	5/27/15	CONST ISSUE	NDP

SHEET TITLE:  
**GRADING SITE PLAN**  
 SHEET #:  
**GP1**  
 PROJECT #:  
 TN-0010  
 BY:  
 JCD  
 NDJ  
 JWM  
 2



VENUE:  
**T-Mobile**  
 3600 CELL ROAD, STE  
 215 NASHVILLE, TN  
 37217

PRODUCED BY:  
**DE BOER**  
 MICHAEL T. DE BOER  
 905 WASHINGTON DRIVE  
 JOFFESBORO, TN 37032  
 615-422-1544

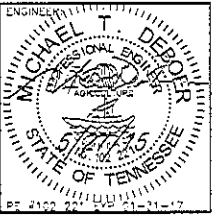
PRODUCED BY:  
**BR NCH**  
 COMMUNICATIONS, LLC  
 BRANCH COMMUNICATIONS  
 1510 E. BOSSON AVE. STE 215  
 TULLA, OKLAHOMA 74119  
 (516) 949-4551

SITE NAME:  
**COREY**

T-MOBILE NUMBER:  
**9KX0314B**

SITE ADDRESS:  
 2112 RIDGECREST DRIVE  
 KNOXVILLE TN 37918

PROJECT NUMBER:  
**TN-0010**



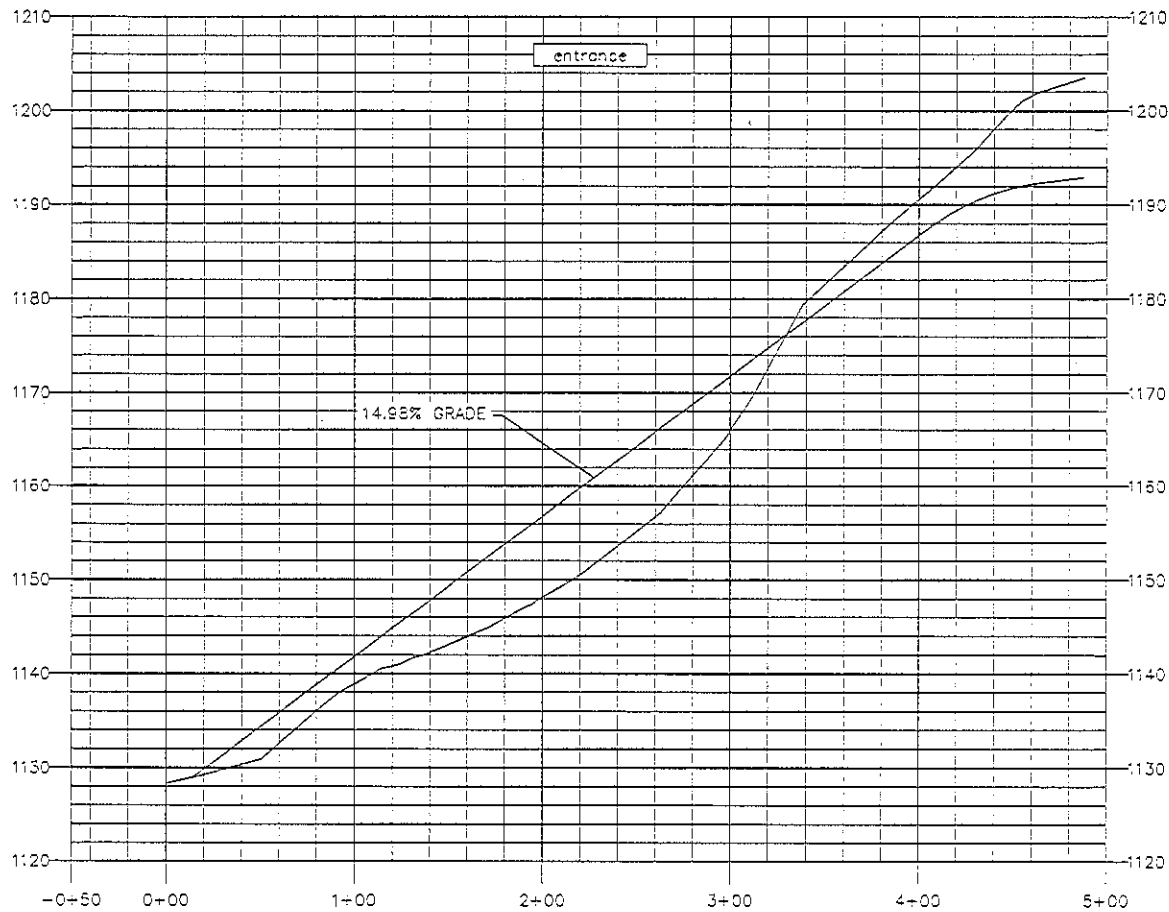
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SHEET TITLE:  
**TURN AROUND PLAN**

SHEET #: **GP2** PROJECT #: **TN-0010** REV: **2**

DATE: **12/27/15** BY: **TOP JWN**

2014 IN 0100 6000 Files: C:\0208544 - 8/2/2015 11:58 AM



H:V = 5:1  
 — PROPOSED GRADE  
 - - - EXISTING GRADE

**1 ACCESS ROAD PROFILE**

VENDOR:

**T-Mobile**

3000 CELL ROAD, STE  
210 NASHVILLE, TN  
37211

PRODUCED BY:

**DE BOER**

MICHAEL T. DE BOER  
345 WINDING DRIVE  
JEFFERSON, TN 37057  
615-252-1542

PRODUCED BY:

**BR NCH**

COMMUNICATIONS, LLC

BRANCH COMMUNICATIONS  
1516 S. GUSTON AVE. STE 210  
TULLA, OHIO 44781  
(916) 949-4207

SITE NAME:

**COREY**

T-MOBILE NUMBER:

**9KX0314B**

SITE ADDRESS:

2119 RIDGECREST DRIVE  
KNOXVILLE TN 37918

PROJECT NUMBER:

**TN-0010**

ENGINEER:

MICHAEL T. DEBOER

PROFESSIONAL ENGINEER

NO. 35745

STATE OF TENNESSEE

DE 2102 221 8/2/15 TN-0010-17

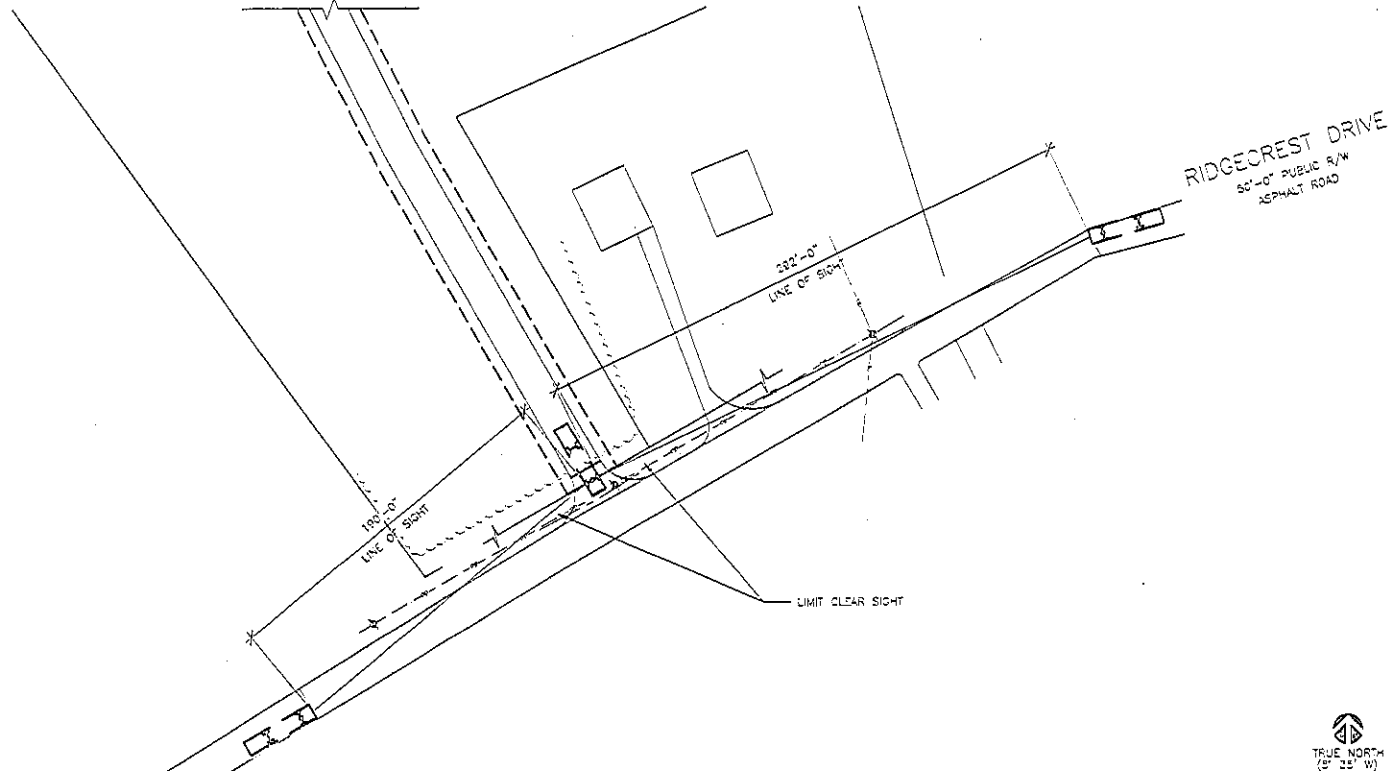
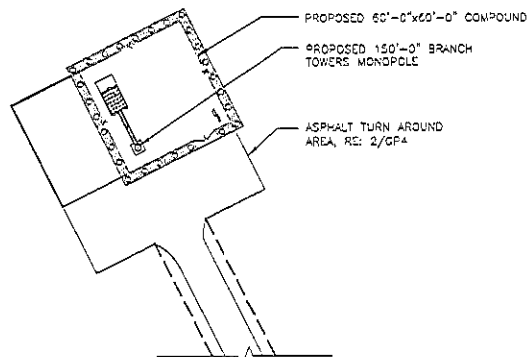
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SHEET TITLE:

**ACCESS ROAD PROFILE**

SHEET #:	PROJECT #:	REV:
<b>GP3</b>	TN-0010	<b>2</b>
BY:	CHKD:	
NDP	JWN	





1 LINE OF SIGHT PLAN



VENDOR:  
**T-Mobile**  
 3406 STEEL ROAD, STE  
 615 NASHVILLE, TN  
 37211

PRODUCED BY:  
**DE BOER**  
 MICHAEL T. DE BOER  
 945 WINDSTONE DRIVE  
 JEFFERSON, TN 37056  
 606-422-1540

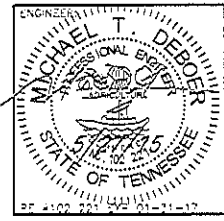
PRODUCED BY:  
**BR NCH**  
 COMMUNICATIONS, LLC  
 BRANCH COMMUNICATIONS  
 1016 S. BOSTON AVE. STE. 210  
 TULSA, OKLAHOMA 74119  
 (918) 542-4251

SITE NAME:  
**COREY**

T-MOBILE NUMBER:  
**9KX0314B**

SITE ADDRESS:  
 2115 RIDGECREST DRIVE  
 KNOXVILLE TN 37915

PROJECT NUMBER:  
**TN-0010**

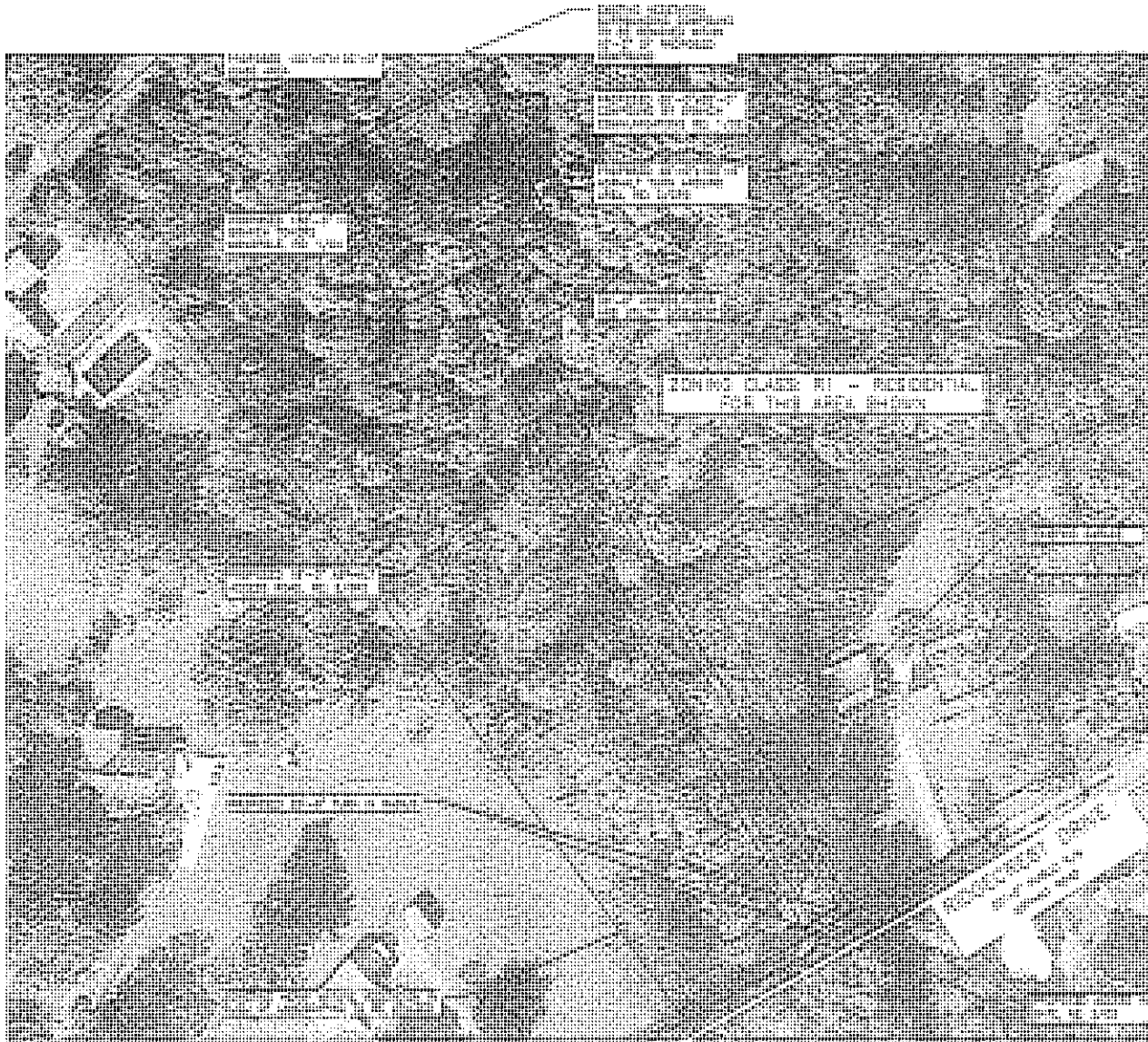


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2	5/27/14	CONST ISSUE	NDP

SHEET TITLE:  
**LINE OF SIGHT PLAN**

SHEET #: **GP5** PROJECT #: **TN-0010** REV: **2**  
 BY: **NDP** DATE: **NDP** JWW

900344 IN:0103 CoreY.Plot1.Geo 03/25/14 - 2 sat 05:00 - User: jrgreer - Ms: Z1 - 2013 - 11/13/13



PROPOSED TOWER  
 PROPOSED ANTENNA  
 PROPOSED STRUCTURE  
 PROPOSED FOUNDATION  
 PROPOSED ELECTRICAL  
 PROPOSED CABLE

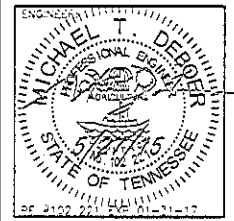
ZONING CLASS: R1 - RESIDENTIAL  
 FOR THE AREA SHOWN

VENDOR:  
**T-Mobile**  
 2826 EVELYN ROAD, STE  
 815 NASHVILLE, TN  
 37211

PRODUCED BY:  
**DE BOER**  
 MICHAEL T. DE BOER  
 965 WYNDING SPRIG  
 JEFFERSON, TN 37050  
 615-425-1540

PRODUCED BY:  
**BR NCH**  
 COMMUNICATIONS, LLC  
 BRANCH COMMUNICATIONS  
 1210 S. COTTON AVE. STE 210  
 TULSA, OKLAHOMA 74119  
 (918) 544-4557

SITE NAME:  
**COREY**  
 T-MOBILE NUMBER:  
**9KX0314B**  
 SITE ADDRESS:  
 2119 RIDGECREST DRIVE  
 KNOXVILLE, TN 37918  
 PROJECT NUMBER:  
**TN-0010**



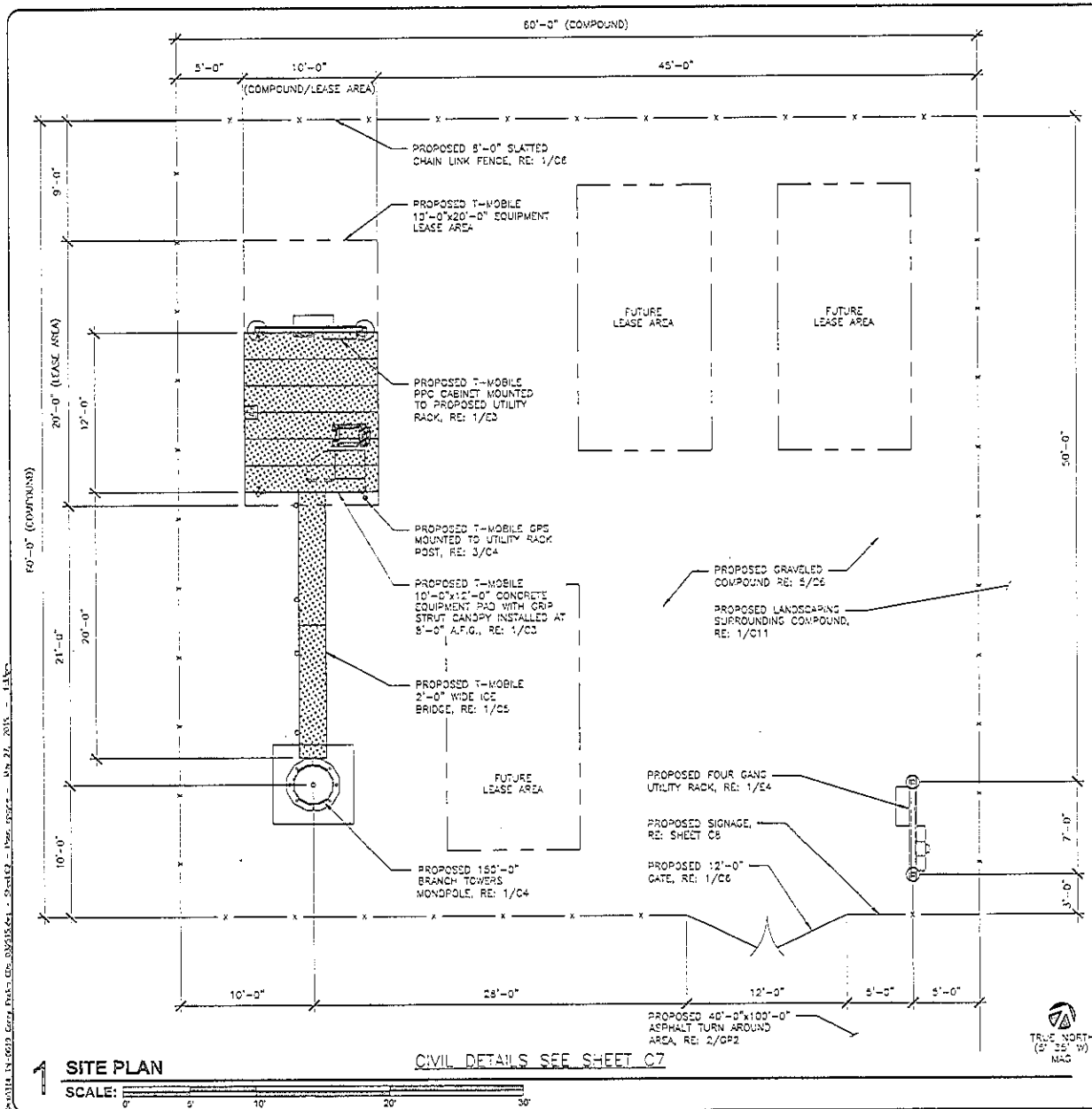
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3	4/27/15	CONST. ISSUE	INCP
4	5/27/15	CONST. ISSUE	INCP

SHEET TITLE:  
**AERIAL SITE PLAN**  
 SHEET #:  
**C1**  
 PROJECT #:  
 TN-2010  
 BY: JSD  
 APP: JMW  
**2**



**1 OVERALL SITE PLAN**  
 SCALE: N.T.S.

5/13/15 11:00 AM L:\proj\1508\1508.dwg - Project - User: jsw - Day: 21, 2015 - 11:00 AM



- NOTES:**
1. GENERAL CONTRACTOR TO PROVIDE CABLE TRAY, ICE BRIDGE, LIGHTS, CANOPY, ALL POSTS, GROUNDING, CONDUITS, J-BOXES, UNISTRUT, WIRING, ECT.
  2. CONTRACTOR TO STUB-UP REQUIRED CONDUITS PRIOR TO POURING CONCRETE PER EQUIPMENT CABINET INSTRUCTIONS.

VENDOR:

**T-Mobile**

3500 HILL ROAD, STE  
610 NASHVILLE, TN  
37211

PRODUCED BY:

**DE BOER**

MICHAEL T. DE BOER  
905 WINDSTONE DRIVE  
JEFFERSON, TN 37058  
602-422-1542

PRODUCED BY:

**BR NCH**

COMMUNICATIONS, LLC

BRANCH COMMUNICATIONS  
1216 S BOSTON AVE STE 212  
TULLA, TENNESSEE 37119  
(615) 545-4251

SITE NAME:

**COREY**

T-MOBILE NUMBER:

**9KX0314B**

SITE ADDRESS:

2119 RIDGECREST DRIVE  
KNOXVILLE TN 37918

PROJECT NUMBER:

**TN-0010**

ENGINEER:

**MICHAEL T. DEBOER**

PROFESSIONAL ENGINEER  
STATE OF TENNESSEE

05 2102 001 002 01-11-12

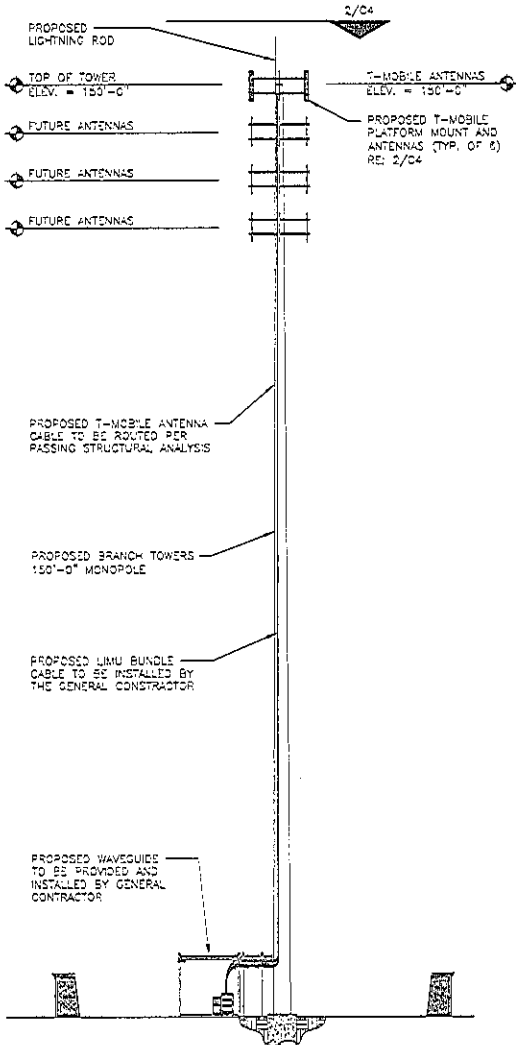
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3	4/29/15	CONST ISSUE	INDP
4	5/27/15	CONST ISSUE	INDP

SHEET TITLE:

**SITE PLAN**

SHEET #:	PROJECT #:	REV:
<b>C2</b>	<b>TN-0010</b>	<b>2</b>
	DATE:	BY:
	12/10/15	INDP

THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS. (TOWER BY OTHERS)

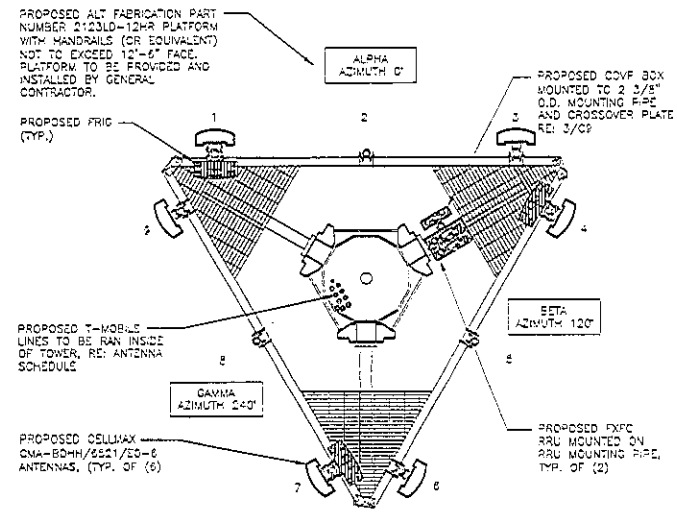


**1 PROPOSED TOWER ELEVATION**  
SCALE: N.T.S.

ANTENNA POSITION	COAX COLOR CODE	AZIMUTH (DEGREES) MAGNETIC	SECTOR	RAD CENTER (FEET)	ANTENNA VENDOR	PROPOSED ANTENNA MODEL #	MECHANICAL DOWN TILT (DEGREES)	ELECTRICAL DOWN TILT (DEGREES)	COAX/CABLE FEEDLINE		
									QTY.	SIZE	LENGTH
1	RED	0°	ALPHA	150'-0"	CELLMAX	CMA-BDHH/6521/EC-6	0°	0°	1	1/2" B"	LENGTH
2	--	--	--	--	--	--	--	--	--	--	--
3	RED RED	0°	ALPHA	150'-0"	CELLMAX	CMA-BDHH/6521/EC-6	0°	0°	1	LHMU BUNDLE	LENGTH
4	BLUE	120°	BETA	150'-0"	CELLMAX	CMA-BDHH/6521/EC-6	0°	0°	--	--	--
5	--	--	--	--	--	--	--	--	--	--	--
6	BLUE BLUE	120°	BETA	150'-0"	CELLMAX	CMA-BDHH/6521/EC-6	0°	0°	--	--	--
7	GREEN	240°	GAMMA	150'-0"	CELLMAX	CMA-BDHH/6521/EC-6	0°	0°	--	--	--
8	--	--	--	--	--	--	--	--	--	--	--
9	GREEN GREEN	240°	GAMMA	150'-0"	CELLMAX	CMA-BDHH/6521/EC-6	0°	0°	--	--	--

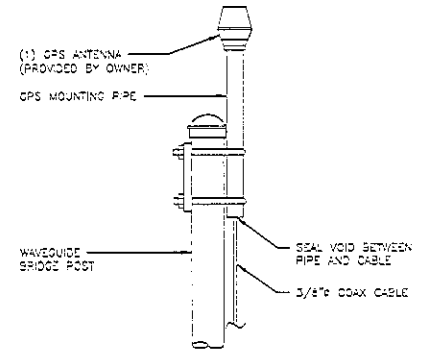
COLOR CODING PROVIDED BY OWNER. RE: 1/C4 & 2/C4

GENERAL CONTRACTOR TO OBTAIN LATEST RFDS FROM T-MOBILE PRIOR TO CONSTRUCTION FOR ALL PROPOSED EQUIPMENT, ORIENTATION, AND ELEVATIONS. ELECTRICAL TILT ON GSM AND LTE ANTENNAS ON ALL THREE SECTORS.



**2 ANTENNA AZIMUTH PLAN**  
SCALE: N.T.S.

- NOTES:**
- COORDINATE GPS ANTENNA LOCATION WITH CONSTRUCTION MANAGER.
  - MAINTAIN MINIMUM BEND RADIUS ON COAX CABLE AT ALL TIMES.
  - ENSURE LOCATION OF GPS ANTENNA ALLOWS FOR CLEAR VIEW OF SOUTHERN HORIZON.
  - GPS MOUNT TO BE PROVIDED BY OWNER.
  - GPS ANTENNA TO BE INSTALLED BY CONTRACTOR.



**3 GPS ANTENNA DETAIL**  
SCALE: N.T.S.

VENDOR:

**T-Mobile**

3500 GUELL ROAD, STE 010  
NASHVILLE, TN 37211

PRODUCED BY:

**DE BOER**

MICHAEL T. DE BOER  
965 WINDING DRIVE  
ADRIAN, MI 49309  
616-433-1242

PRODUCED BY:

**BR NCH**

COMMUNICATIONS, LLC

BRANCH COMMUNICATIONS  
1512 S. GASTON AVE STE 210  
KNOXVILLE, TN 37915  
(615) 546-4421

SITE NAME:

**COREY**

T-MOBILE NUMBER:

**9KX0314B**

SITE ADDRESS:

2119 RIDGECREST DRIVE  
KNOXVILLE TN 37915

PROJECT NUMBER:

**TN-0010**

ENGINEER:

**MICHAEL T. DEBOER**

PROFESSIONAL BRANCH

STATE OF TENNESSEE

EX. 572745

BR 2102 201 EXP. 01-31-17

NO	DATE	DESCRIPTION	BY
4	13/24/14	PERM. ISSUE	INDP
3	12/27/13	CONST. ISSUE	INDP
1	14/29/13	CONST. ISSUE	INDP
2	12/27/13	CONST. ISSUE	INDP

SHEET TITLE:

**ANTENNA ORIENTATION, MOUNT, AND SCHEDULE**

SHEET #:

**C4**

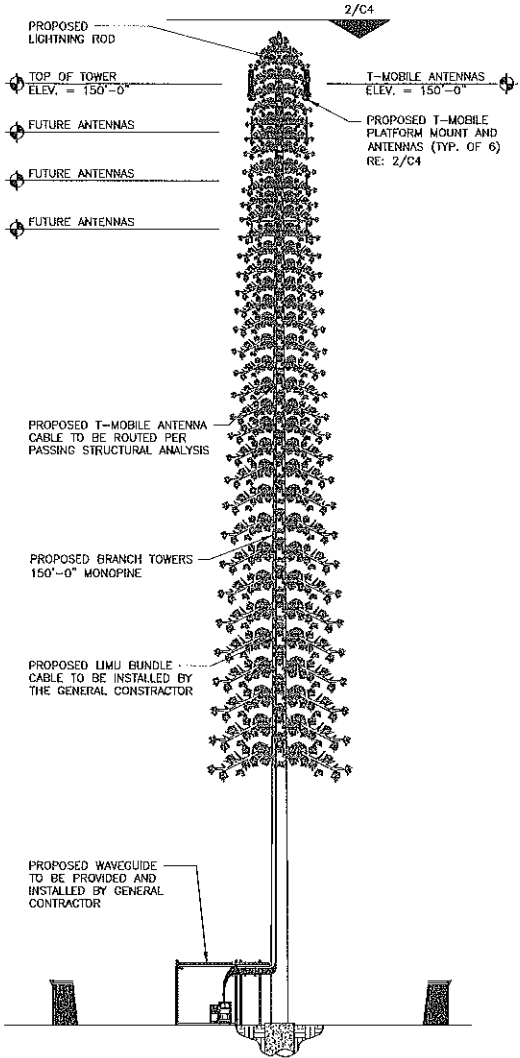
PROJECT #:

TN-0010

REV:

2

THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS. (TOWER BY OTHERS)



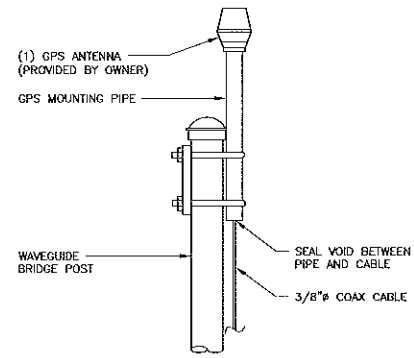
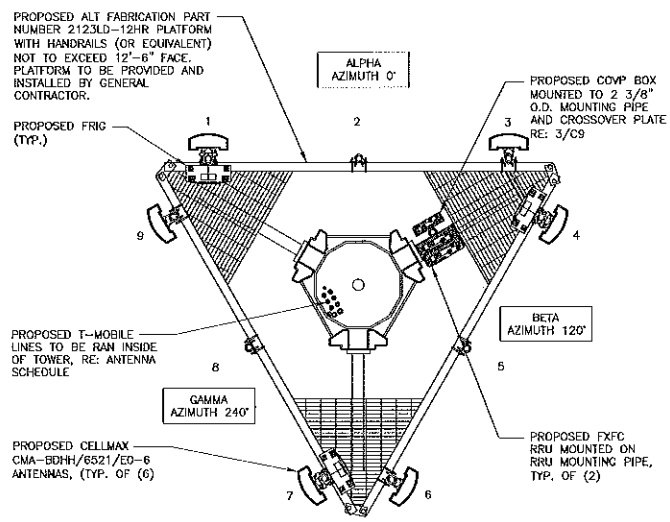
### ANTENNA SCHEDULE

ANTENNA POSITION	COAX COLOR CODE	AZIMUTH (DEGREES) MAGNETIC	SECTOR	RAD CENTER (FEET)	ANTENNA VENDOR	PROPOSED ANTENNA MODEL #	MECHANICAL DOWNTILT (DEGREES)	ELECTRICAL DOWNTILT (DEGREES)	COAX/CABLE FEEDLINE		
									QTY.	SIZE	LENGTH
1	RED	0°	ALPHA	150'-0"	CELLMAX	CMA-BDHH/6521/E0-6	0°	0°	1	1 5/8"	LENGTH
2	---	---	---	---	---	---	---	---	---	---	---
3	RED RED	0°	ALPHA	150'-0"	CELLMAX	CMA-BDHH/6521/E0-6	0°	0°	1	LIMU BUNDLE	LENGTH
4	BLUE	120°	BETA	150'-0"	CELLMAX	CMA-BDHH/6521/E0-6	0°	0°	---	---	---
5	---	---	---	---	---	---	---	---	---	---	---
6	BLUE BLUE	120°	BETA	150'-0"	CELLMAX	CMA-BDHH/6521/E0-6	0°	0°	---	---	---
7	GREEN	240°	GAMMA	150'-0"	CELLMAX	CMA-BDHH/6521/E0-6	0°	0°	---	---	---
8	---	---	---	---	---	---	---	---	---	---	---
9	GREEN GREEN	240°	GAMMA	150'-0"	CELLMAX	CMA-BDHH/6521/E0-6	0°	0°	---	---	---

COLOR CODING PROVIDED BY OWNER, RE: 1/C9 & 2/C9

GENERAL CONTRACTOR TO OBTAIN LATEST RFDS FROM T-MOBILE PRIOR TO CONSTRUCTION FOR ALL PROPOSED EQUIPMENT, ORIENTATION, AND ELEVATIONS. ELECTRICAL TILT ON GSM AND LTE ANTENNAS ON ALL THREE SECTORS.

- NOTES:**
- COORDINATE GPS ANTENNA LOCATION WITH CONSTRUCTION MANAGER.
  - MAINTAIN MINIMUM BEND RADIUS ON COAX CABLE AT ALL TIMES.
  - ENSURE LOCATION OF GPS ANTENNA ALLOWS FOR CLEAR VIEW OF SOUTHERN HORIZON.
  - GPS MOUNT TO BE PROVIDED BY OWNER.
  - GPS ANTENNA TO BE INSTALLED BY CONTRACTOR.



**1 PROPOSED TOWER ELEVATION**  
SCALE: N.T.S.

**2 ANTENNA AZIMUTH PLAN**  
SCALE: N.T.S.



**3 GPS ANTENNA DETAIL**  
SCALE: N.T.S.

VENDOR:

**T-Mobile**

3800 EZZELL ROAD, STE  
815 NASHVILLE, TN  
37211

PRODUCED BY:

**DE BOER**

MICHAEL T. DE BOER  
985 WYRSTONE DRIVE  
JEFFERSON, MO 63108  
603-422-1546

PRODUCED BY:

**BRANCH**

COMMUNICATIONS, LLC  
BRANCH COMMUNICATIONS  
1516 S BOSTON AVE STE 215  
TULSA, OKLAHOMA 74119  
(918) 949-4551

SITE NAME:

**COREY**

T-MOBILE NUMBER:  
**9KX0314B**

SITE ADDRESS:  
2119 RIDGECREST DRIVE  
KNOXVILLE TN 37918

PROJECT NUMBER:  
**TN-0010**

ENGINEER:

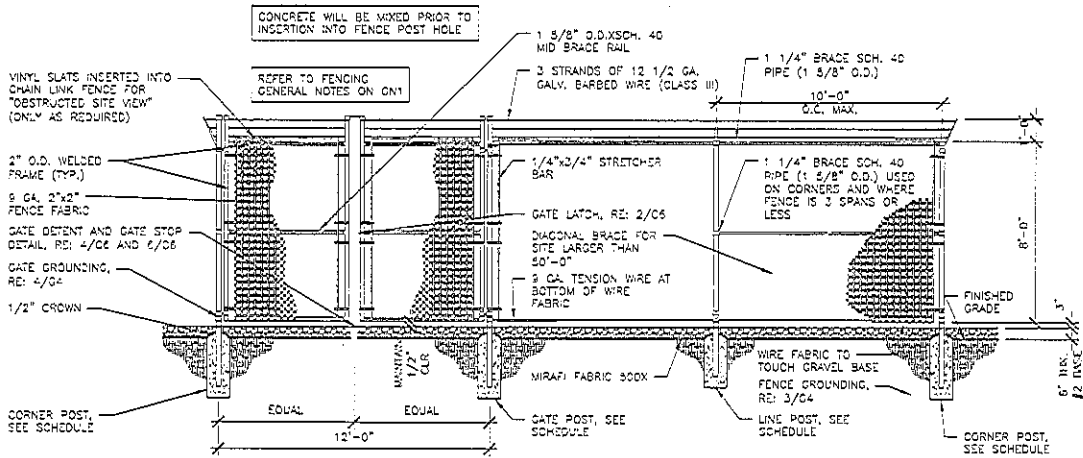
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NO	DATE	DESCRIPTION	BY
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2	5/27/15	CONST ISSUE	NBP
3	8/29/15	CONST ISSUE	JWM

SHEET TITLE:  
**ANTENNA ORIENTATION, MOUNT, AND SCHEDULE**

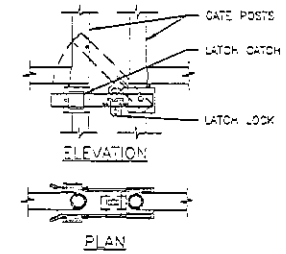
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PROJECT #: REV:  
TN-0010  
BY: CKD: **3**  
NBP JWM

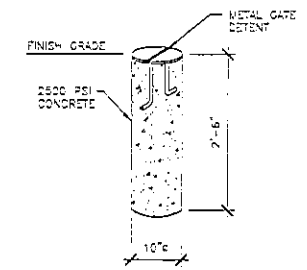


**1 FENCING DETAIL**  
SCALE: N.T.S.

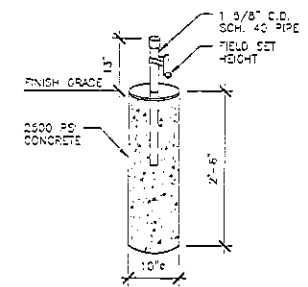
TYPICAL FENCING SIZES		
6' HIGH FENCE	SIZE	POST FOOTING
LINE POST	3"x6"	12"x48" DEEP
CORNER POST	3"x6"	12"x60" DEEP
GATE POST	4"x6"	12"x60" DEEP



**2 GATE LATCH DETAIL**  
SCALE: N.T.S.

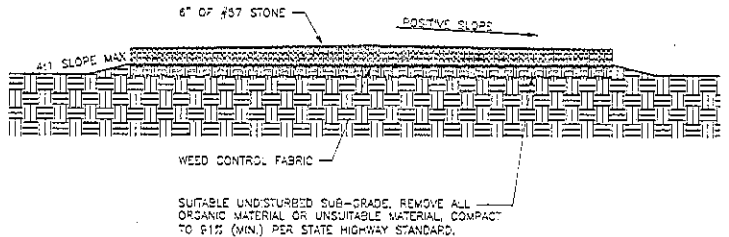


**4 GATE DETENT DETAIL**  
SCALE: N.T.S.



**6 GATE STOP/KEEPER DETAIL**  
SCALE: N.T.S.

**3 NOT USED**  
SCALE: N.T.S.



**NOTE:**  
1. CONTRACTOR TO HAVE A BRANCH TOWERS REPRESENTATIVE VERIFY PREVENTATIVE WEED CONTROL MATERIAL HAS BEEN INSTALLED IN COMPOUND AND ACCESS ROAD PRIOR TO PLACEMENT OF ROCK AGGREGATE.

**5 COMPOUND DETAIL**  
SCALE: N.T.S.

VENDOR:  
**T-Mobile**  
2600 CELL ROAD, STE  
815 WADSWORTH, TN  
37211

PRODUCED BY:  
**DE BOER**  
MICHAEL T. DE BOER  
205 WHITING DRIVE  
JEFFERSON, TN 37057  
615-444-1244

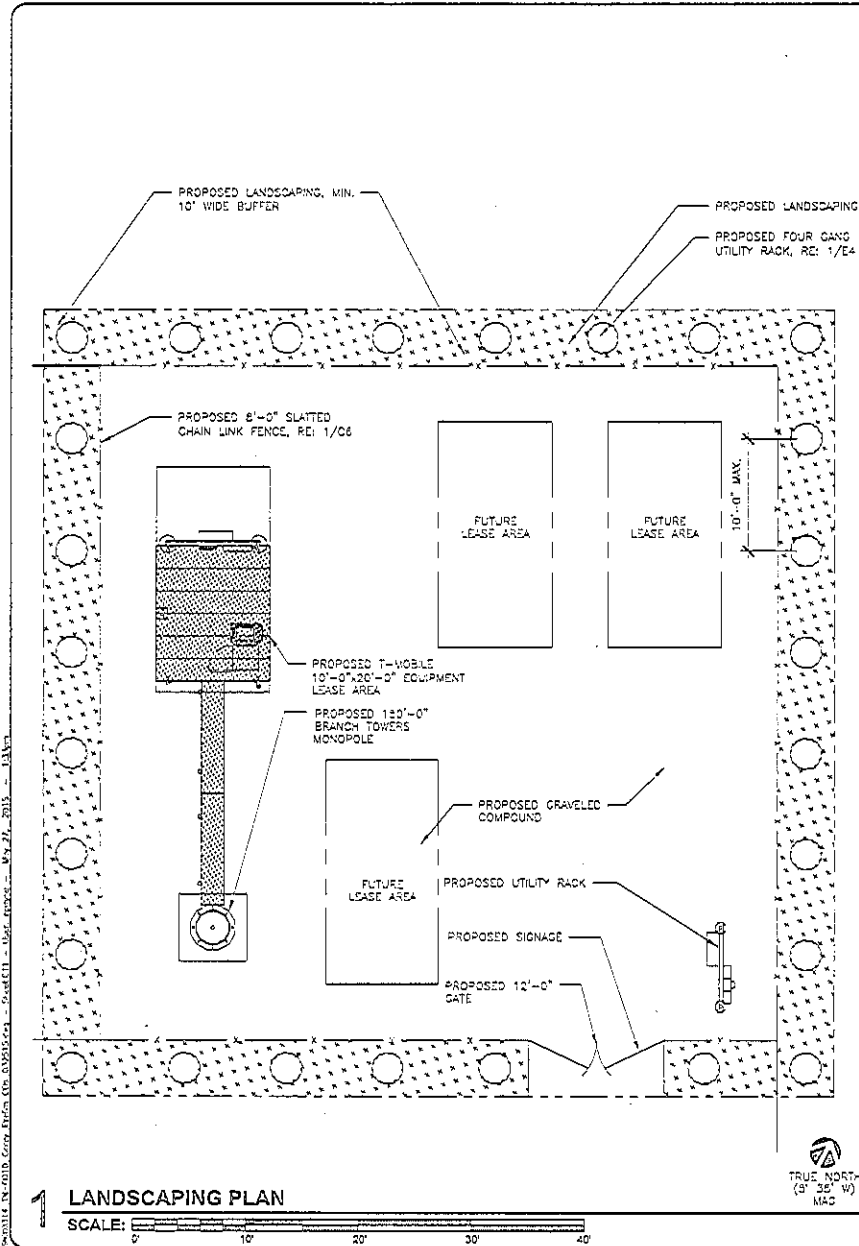
PRODUCED BY:  
**BR NCH**  
COMMUNICATIONS, LLC  
BRAND COMMUNICATIONS  
1516 S BOSTON AVE STE 213  
TULSA, OKLAHOMA 74119  
(918) 642-4251

SITE NAME:  
**COREY**  
T-MOBILE NUMBER:  
**9KX0314B**  
SITE ADDRESS:  
2116 RIDGECREST DRIVE  
KNOXVILLE TN 37918  
PROJECT NUMBER:  
**TN-0010**

ENGINEER:  
**MICHAEL T. DEBOER**  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TENNESSEE  
No. 57874  
Exp. 12/31/15  
25 2102 221 1515 01-11-17

NO.	DATE	DESCRIPTION	BY
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2	11/27/14	CONST. ISSUE	NDP
3	11/27/14	CONST. ISSUE	NDP
4	11/27/14	CONST. ISSUE	NDP

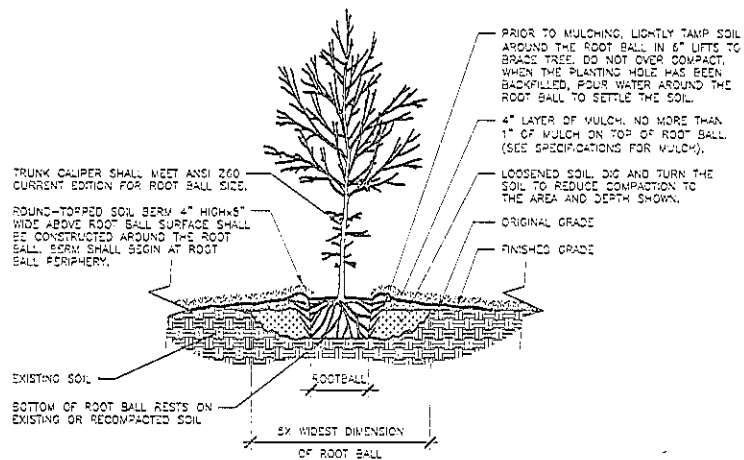
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**COMPOUND DETAILS**  
SHEET #:  
**C6**  
PROJECT #:  
TN-0010  
BY: DRD:  
NDP JMW  
REV: **2**



**GENERAL PLANTING NOTES:**

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE ENGINEER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED OR COVERED IN PINE STRAW AS SPECIFIED.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK.
7. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
8. THE CONTRACTOR AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AND MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
10. THE ENGINEER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR INSTALLATION.
11. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCUMULATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
12. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFLATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENTS GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING.
15. UNDISTURBED BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED AT APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO COUNTY ARBORIST.
16. SEE PLAN FOR MINIMUM PLANT SIZE, HEIGHT.

QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE (H' X W')
27	"JUNIPERUS VIRGINIANA"	EASTERN RED CEDAR	40-60 FT X 1-2 FT TRUNK DIAMETER
PINESTRAW MULCH - 2" SETTLED LAYERS OF CLEAN STRAW			



VENDOR:  
**T-Mobile**  
 3850 EZELL ROAD, STE  
 815 NASHVILLE, TN  
 37211

PRODUCED BY:  
**DE BOER**  
 MICHAEL T. DE BOER  
 905 WINDSTONE DRIVE  
 JOPLIN, MO 64508  
 657-422-1540

PRODUCED BY:  
**BR NCH**  
 COMMUNICATIONS, LLC  
 BRANCH COMMUNICATIONS  
 1516 S BOSTON AVE STE 215  
 TULSA, OKLAHOMA 74110  
 (918) 949-4331

SITE NAME:  
**COREY**  
 T-MOBILE NUMBER:  
**91X0314B**  
 SITE ADDRESS:  
 2115 RIDGECREST DRIVE  
 KNOXVILLE TN 37918  
 PROJECT NUMBER:  
**TN-0010**

ENGINEER:  
**MICHAEL T. DEBOER**  
 PROFESSIONAL ENGINEER  
 STATE OF TENNESSEE  
 5127715  
 DE 4100 201 EXP 01-31-17

NO.	DATE	DESCRIPTION	BY
1	1/13/2014	PRELIM ISSUE	NDP
2	3/13/2014	CONST ISSUE	NDP
3	4/29/15	CONST ISSUE	NDP
4	8/27/15	CONST ISSUE	NDP

SHEET TITLE:  
**LANDSCAPING PLAN & DETAILS**  
 SHEET #:  
**C11**  
 PROJECT #:  
 TN-0010  
 BY: TDR  
 NDP | JMW  
 2



March 27, 2015

MPC - Knoxville/Knox County Metropolitan Planning Commission  
400 Main Street  
Knoxville TN 37902

**Subject:** Use-in-Review Application for TN-0010 Corey

**Location:** 2119 Ridgecrest Road

Mr. Brechko:

Branch Towers, together with T-Mobile, respectfully submits the following application for Use-in-Review approval from Knoxville/Knox County Metropolitan Planning Commission for a 150' monopole to be located on property at 2119 Ridgecrest Road.

The proposed cell Facility is located within an R1 zoning district in the city of Knoxville, TN. The purpose of this tower is to meet T-Mobile's coverage and capacity needs in the commercial and residential areas near the intersection of Route-33 (N Broadway NE) and Rifle Range Drive NE, as well as to provide coverage along Route-33 and Parkdale Road.

Please consider the forgoing application and associated information provided herein. Branch Towers and T-Mobile are prepared to address any issues or concerns as the review process proceeds.

If you have any questions or comments, please contact me at 918-851-9102.

Sincerely,

A handwritten signature in black ink that reads "Kayla Kramer".

Kayla Kramer

Branch Communications

**Branch Communications, LLC**  
1516 S Boston Ave, Ste 215 Tulsa, Oklahoma 74119  
office (918) 949-4551 fax (918) 949-4557



**USE-IN-REVIEW APPLICATION FOR A PROPOSED TELECOMMUNICATIONS FACILITY  
ON PROPERTY OWNED BY DIANE COREY  
LOCATED AT 2119 RIDGECREST ROAD, KNOXVILLE, TENNESSEE**

**Applicant**  
Branch Towers, LLC  
1516 S Boston Avenue, Suite 215  
Tulsa OK 74119

**Property Owner**  
Diane Corey  
2119 Ridgecrest Road  
Knoxville TN 37086

**Submitted to:**  
MPC – Knoxville/Knox County Metropolitan Planning Commission  
City of Knoxville  
400 Main Street  
Knoxville TN 37902

**Branch Communications, LLC**  
1516 S Boston Ave, Ste 215 Tulsa, Oklahoma 74119  
office (918) 949-4551 fax (918) 949-4557

**I. PROJECT SUMMARY**

This application is respectfully submitted by Branch Towers, LLC (“Branch”) on behalf of Diane Corey and T-Mobile for review and approval of Use-in-Review for a telecommunications facility by the Knoxville/Knox County Metropolitan Planning Commission. Pursuant to this joint application narrative, Branch proposes to construct a 150 foot monopole style telecommunications tower on a portion of a parcel of land owned by Diane Corey, situated south of Rifle Range Road and east of Parkdale Road. This property has an address of 2119 Ridgecrest Road, Knoxville, TN 37086 (referred to as the “Facility”) known as parcel number 058G-A-00202.

In addition to meeting the coverage objectives of T-Mobile and other future providers, the proposed Facility adheres to the ordinance to assure safety, ensure compatibility with adjacent land uses and minimizes the impact to revitalization and redevelopment areas, and historic districts. The current design utilizing a monopole is a preferred style suggested by the ordinance.

The proposed 150 foot tower height does not exceed limitation per the ordinance. The separation distance from all residential dwelling units shall be 110% of tower height. 110% of the proposed 150 foot tower results in a 165’ setback requirement. The tower structure meets the setback requirement. Page 7 of CDs shows the 165’ radius with no residential structures. The proposed project is located within the interior of a wooded lot and is in conformance with the standards of the code. The Applicant is willing to consider any means of screening the City suggests, in addition to existing tree coverage. The proposed Facility will be designed to be the least intrusive means of providing service in the City, and is respectfully submitted that the Knoxville/Knox County Metropolitan Planning Commission to consider the approval of Branch Towers, LLC’s application.

**II. PROJECT DESCRIPTION**

A. Existing Conditions: This Facility is situated in the interior of a 5.75 acre, heavily wooded parcel off Ridgecrest Drive, in Knoxville. The property is in the R1 - Residential zoning district. The property consists of an undeveloped wooded lot situated among several residential parcels. Branch Towers has leased a 10,000 square foot area (100’ X 100’) with a 30’ access/utility easement. The proposed Facility will be connected to

**Branch Communications, LLC**  
1516 S Boston Ave, Ste 215 Tulsa, Oklahoma 74119  
office (918) 949-4551 fax (918) 949-4557

Ridgecrest Drive by a 16 foot wide paved road and utility easement for the power and telecommunications needs of the Facility. Utilities including power and telephone service are being coordinated to be available at the Facility.

B. Proposed Development: The proposed telecommunications Facility will consist of the following:

- Construction of a 150 foot monopole structurally capable of supporting colocation by at least three additional telecommunications providers.
- Installation of a concrete foundation capable of supporting the monopole, and installation of a separate 10' x 12' foundation for T-Mobile's outdoor equipment.
- Installation of a 6 foot fence comprised of chain-link and topped with barbed wire to secure the compound containing the monopole and ground-based equipment.
- The uppermost 10 feet of the monopole will consist of T-Mobile antennae platform with a centerline of approximately 146 feet. The platform will be structurally capable of carrying 3 antenna sectors, each consisting of up to 4 antennae panels. With T-Mobile's equipment and antennae in place, the Facility will be 150 feet in height (T-Mobile's antenna will extend only to the top of the Monopole). The associated cabling will travel from the antennae down the monopole to the bottom of the monopole and along an ice bridge
- 16 foot paved access road with 60 foot "Y" access road turnaround.

### III. DEVELOPMENT STANDARDS

Section 20 – Commercial telecommunications facilities contains specific provisions regulating telecommunications facilities. In accordance with therewith, Branch Towers, LLC submits the following:

A. A new commercial telecommunications tower proposed for construction must accommodate at least three (3) antenna arrays if the tower is one hundred thirty (130) feet in height or greater.

Sheet C4 of the CDs show the proposed 150 foot tower with three additional locations for future tenant locations.

**Branch Communications, LLC**  
1516 S Boston Ave, Ste 215 Tulsa, Oklahoma 74119  
office (918) 949-4551 fax (918) 949-4557

- B. Applicants requesting a building permit or use on review approval for a new tower shall simultaneously file a letter of intent committing the tower owner and his/her successors to allow the shared use of the tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use.

A letter of intent signed by Curtis Branch, President of Branch Towers, LLC, has been included in the submittal package.

- C. Applications for a building permit or use on review approval for a new tower shall include maps of the intended coverage area, the corresponding search radius for tower sites, and existing facilities within that search radius. Existing facilities shall include towers, buildings, and other structures of such height as to meet the engineering needs of the applicant. The applicant shall also provide written evidence that location on an existing structure is not feasible due to at least one (1) of the following reasons:

- (1) No suitable facilities exist that would allow service to be provided to the proposed coverage area.

A map of the intended coverage area with corresponding search radius for tower sites and existing facilities has been provided. Additionally, documentation showing T-Mobile's attempt to collocate on the existing stealth tower owned by US Cellular and ultimate decision not to collocate on the tower due to insufficient centerline availability.

- D. If the applicant is not a licensed provider of commercial telecommunications services, the application shall, in addition to meeting all the other requirements of this section, include at least one (1) letter from such a licensed provider indicating intent to locate on the proposed tower. The maps and written evidence required in Part B.1.c. of this section shall be based on the needs of the licensed provider(s) who furnishes said letter of intent.

T-Mobile has provided a letter of intent and the necessary maps included in this package.

- E. Plans and drawings submitted as part of a use on review application for a new tower site shall be certified by a licensed professional engineer or architect.

Tennessee licensed engineer, Michael T. DeBoer, has signed the drawings.

- F. The professional planning staff of the metropolitan planning commission shall refer technical engineering aspects of the administration and enforcement of this section to a registered professional engineer(s) qualified in the design and installation of wireless communications facilities to provide advice and assistance. Any use on review application for a new communications tower of sixty (60) or more feet in height shall, at the discretion

of the professional planning staff of the metropolitan planning commission, be referred to the engineering consultant for review and report. Any reasonable costs not to exceed one thousand five hundred dollars (\$1,500.00) incurred for the engineering consultant's review and recommendation shall be reimbursed by the applicant to the metropolitan planning commission.

The required \$1500 fee has been included in the submittal package.

- G. Setbacks. Except as otherwise noted in this section, all towers shall be set back from all properties zoned A-1, R-1, R-1A, R-1E, R-2, R-3, RP-1, RP-2, RP-3, R-4, TC-1, or TND-1, all properties with an H-1 or an NC-1 overlay, and any residentially or agriculturally zoned property within the Town of Farragut or Knox County, a minimum distance equal to one hundred ten (110) percent of the height of the tower, or the minimum principal use setback of the zoning district in which the tower is located, whichever is greater.

The proposed Facility is located on a R-1 zoned lot with 110% setback for a 150 foot tower being 165 feet. Page 7 of CDs shows the 165' radius with no residential structures.

- H. Landscaping. The following landscaping standards shall apply:
- i. For all towers, at least one (1) row of evergreen trees or shrubs capable of forming a continuous hedge at least five (5) feet in height and screening the base of the tower from public view within two (2) years of planting shall be planted and maintained in healthy condition. A break in the hedge, not to exceed twelve (12) feet in width, shall be allowed for access for maintenance personnel and vehicles.
  - ii. New or existing vegetation, earth berms, existing topographic features, walls, fences, building and features other than those described above may be used to meet the requirements of these regulations if the code administrator finds that they achieve the same degree of screening.

No screening shall be required if the base of the tower is not visible from adjoining property or is not otherwise visible from a dedicated public right-of-way, or if waiver of this requirement is necessary for the continued operation of agricultural or forestry uses.

The proposed Facility is on a heavily wooded lot with adequate natural screening.

- I. Security fencing. The base of the tower, including any accessory structures, shall be enclosed by a minimum six-foot high chain link fence. Any proposed landscaping, as required under paragraph B.4. shall be installed outside the fenced enclosure.

A 6 foot chainlink fence is proposed for this facility.

**Branch Communications, LLC**  
1516 S Boston Ave, Ste 215 Tulsa, Oklahoma 74119  
office (918) 949-4551 fax (918) 949-4557

**IV. CONCLUSION**

Branch Towers is providing all information required pursuant to the zoning ordinance to obtain approval of its proposed telecommunications facility in the City of Knoxville and we respectfully submit that we have satisfied all of the requirements of the local ordinance necessary to obtain approval of the Use-in-Review application.

**Branch Communications, LLC**  
1516 S Boston Ave, Ste 215 Tulsa, Oklahoma 74119  
office (918) 949-4551 fax (918) 949-4557

March 25, 2015

Re: Proposed T-Mobile Wireless Communications Facility  
Site Name: 9KX0314A

To Whom It May Concern:

The purpose of this letter is to state the need for a new T-Mobile Wireless Communications Facility to be built on the Cedar Flats site located at 6540 Fountain Road, Halls, TN. The tower is necessary to meet coverage and capacity needs in the commercial and residential areas near the intersection of Route-33 (N Broadway NE) and Rifle Range Dr NE, as well as to provide coverage along Route-33 and Parkdale Rd. The only viable alternative solution is a new tower as there are no other suitable structures for collocation. This site will provide the wireless voice and data experience that the T-Mobile customers rely on. It will also provide critical safety support through enhanced 911 services.

This site has been designed and will be constructed and operated in accordance with all applicable requirements and regulations set forth by the various agencies that manage them including the FAA and the FCC. This site will transmit within the licensed frequency bands owned by T-Mobile and will adhere to FCC regulated power limitations. RF emission readings in the accessible areas will be below the FCC limits for exposure. Appropriate RF emission signage will be placed at the entrance to the site.

Sincerely,



Kevin Blewitt  
Senior Engineer, RF Deployment  
T-Mobile USA

March 25, 2015

**Re: Proposed T-Mobile Wireless Communications Facility  
Site Name: 9KX0314B**

**To Branch Communications:**

We are aware that you are planning to build a new monopole tower at the location listed below:

6780 Fountain City Rd  
Halls, TN 37918

Please accept this letter as confirmation that T-Mobile is interested in co-locating on this new tower. If you need any additional information from us for your zoning submittal please let us know.

Sincerely,



**Kevin Blewitt  
Senior Engineer, RF Deployment  
T-Mobile USA**





March 27, 2015

MPC - Knoxville/Knox County Metropolitan Planning Commission  
400 Main Street  
Knoxville TN 37902

**Subject:** Letter of Intent to allow shared use of tower

**Site Number:** TN-0010 Corey

To Whom It May Concern:

Upon Use-in-Review approval for the proposed 150' monopole tower, Branch Towers, LLC, will commit to allow the shared use of the tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use. Branch Towers, LLC, further understands this commitment is not intended to limit the rights of parties to set rent or establish other terms and conditions for the shared use of a telecommunications tower or other structure.

This commitment will be binding upon our successors and assigns, and will be for the benefit of the Company, its successors, and its assigns.

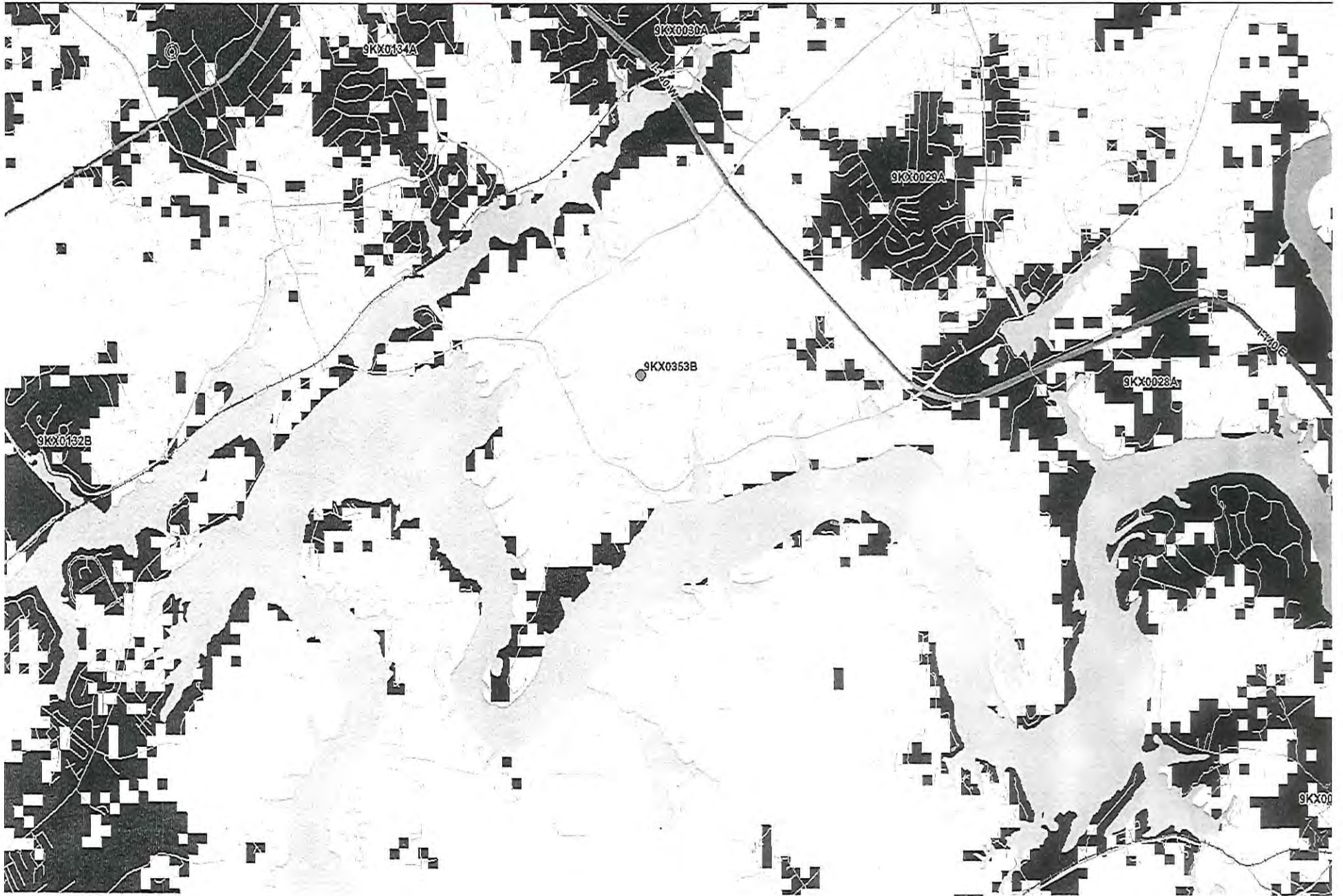
A handwritten signature in black ink, appearing to read "C. R. Branch", is written over a horizontal line.

**Curtis R. Branch**

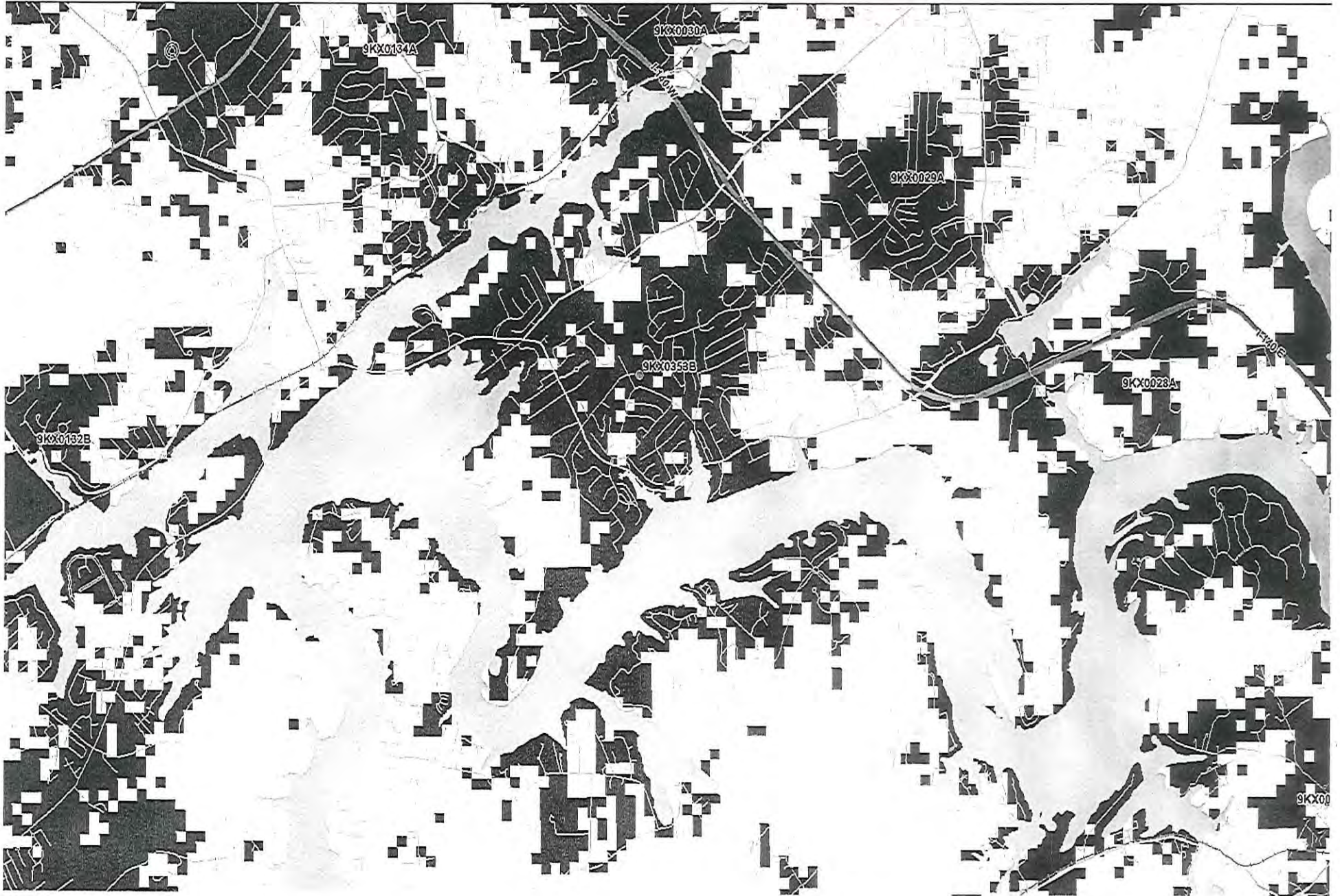
President

DATE: 3/27/15

# T-Mobile Coverage without 9KX0353B



# T-Mobile Coverage with 9KX0353B





**MILLER ANDERSON**  
LAW GROUP PLLC

**MARY D. MILLER\***

2108 KELLER BEND ROAD  
KNOXVILLE, TN 37922

**HEATHER G. ANDERSON**

\*Listed by the Tennessee  
Supreme Court as a Rule 31  
Mediator

(865) 934-4000 *telephone*  
(865) 934-4001 *facsimile*

June 4, 2015

VIA HAND DELIVERY

Mr. Tom Brechko  
Metropolitan Planning Commission  
City-County Building  
400 Main Street  
Suite 403  
Knoxville, TN 37902

Re: Branch Communications Application for Proposed Tower  
2119 Ridgecrest Drive, Knoxville, Tennessee

Dear Mr. Brechko:

Please find enclosed the copies of photo simulation pictures which have been prepared for the application for a wireless tower to be located upon the above referenced property. As you know, we conducted a balloon test at the property where the proposed site is to be located on May 20, 2015. We have selected seven locations from which we took pictures of the balloon test and provided photo simulations for those locations. We have included a copy of the picture of the balloon test and the photo simulation for each location. As we discussed, we took many more pictures of the site during the balloon test, but we did not include photo simulations of them all. There were many places where you could not see the balloon. We tried to focus on simulations from locations where you could see the balloon. In addition, we have included a picture of the present view from Martha Berry. We have attached a map with a key which shows all of the locations from which we took pictures of the balloon test, and you should be able to correlate the photo simulations with that map. We have provided enough copies of the enclosed photos for you to distribute to each member of the Planning Commission.

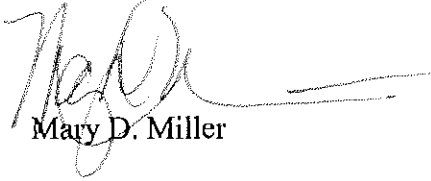
Please note that often times when we conduct a balloon test, we may not be able to raise the balloon at the exact spot of the proposed tower because of tree growth and foliage. We could not do so here, but we did increase the height of the balloon to try to accommodate the change in elevation. In addition, we took numerous photos from many locations during the balloon test,

{00060778.DOCX}

but because of the volume of photos, we could not include them all in this package. If anyone desires to review more of the photos of the balloon test, we will be happy to provide them.

If you have any questions, please let me know.

Yours truly,

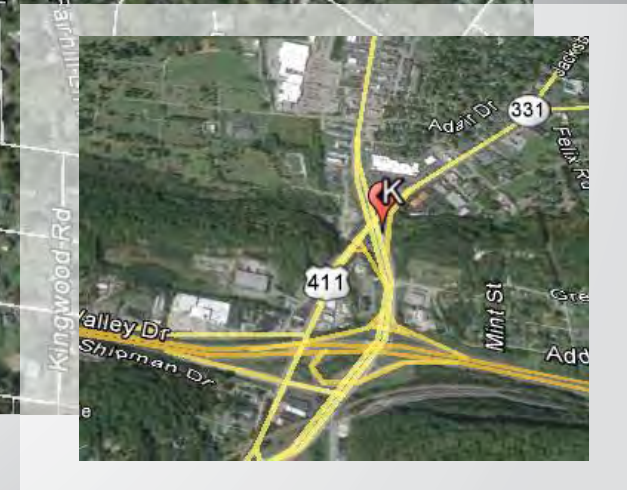
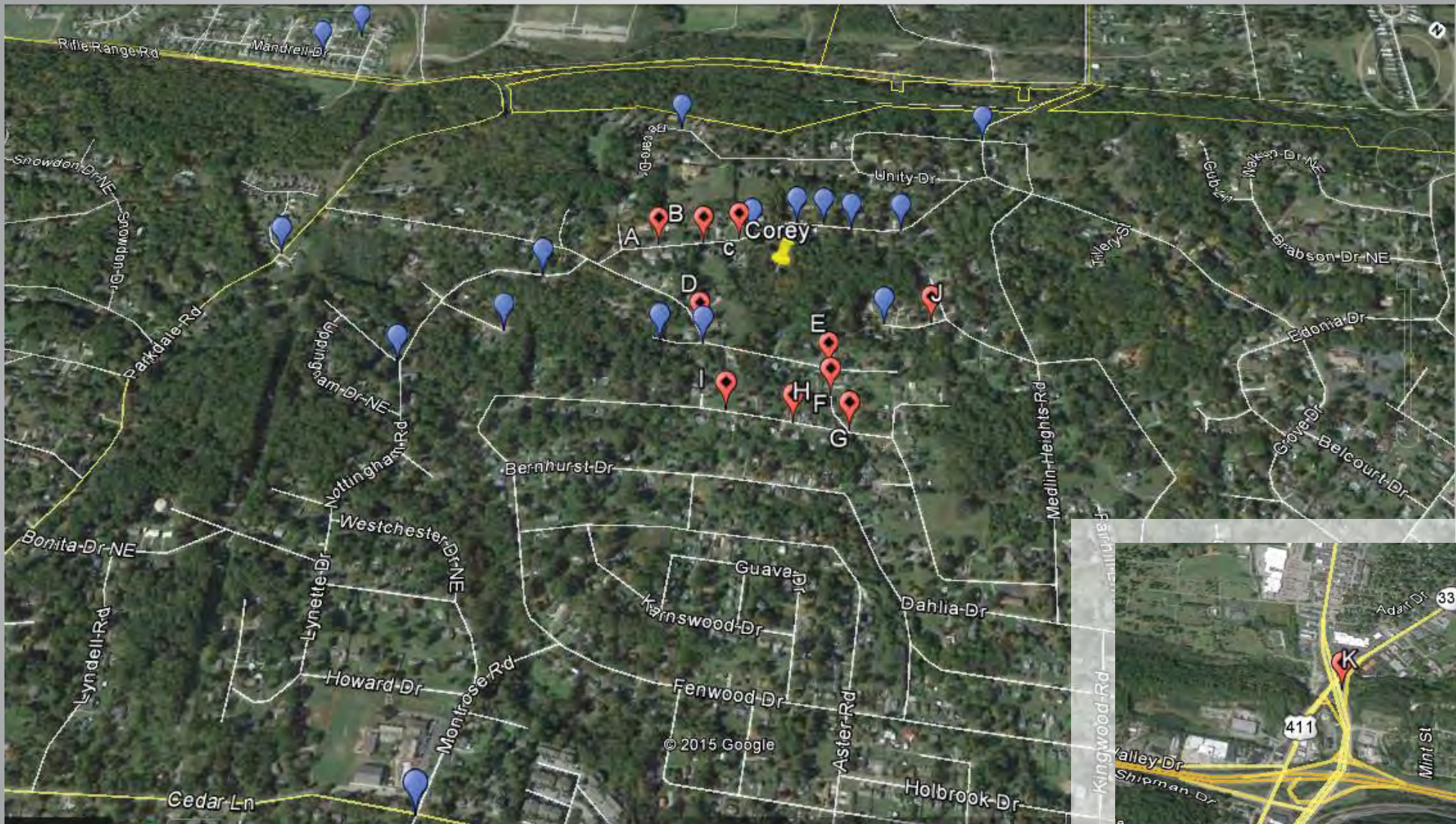
A handwritten signature in black ink, appearing to read "Mary D. Miller", with a horizontal line extending to the right.

Mary D. Miller

Enclosure



# 2119 Ridgecrest Drive , Knoxville TN



36 02 22.127 -83 56 53.997

Overview of site

TN-0010

BALLOON

1910 Martha Berry





# MONOPOLE

1910 Martha Berry



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

BALLOON

2000 Martha Berry



# MONOPOLE

2000 Martha Berry



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

# BALLOON

2008 Martha Berry



# MONOPOLE

2008 Martha Berry



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

# TOWERS IN VIEW



# BALLOON

2101 Ridgecrest Drive



Photo position D

TN-0010

# MONOPOLE

2101 Ridgecrest Drive



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



# BALLOON

2300 Ridgcrest Drive



# BALLOON

Woods End & Fountain Road



# MONOPOLE

## Woods End & Fountain Road



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

BALLOON

Hwy 330 & 31



# MONOPOLE

## Hwy 330 & 31



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

5-B-15-UR  
Branch Towers

Public Comments



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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**[MPC Comment] 5-B-15 UR: Branch, Telecommunications Tower, NW Side of Ridgecrest Drive, East of Hollyhock Lane**

1 message

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S Matheny <szmatheny@gmail.com>  
Reply-To: szmatheny@gmail.com  
To: commission@knoxmpc.org  
Cc: Kelly Ellenburg <kellenb@utk.edu>

Wed, Aug 5, 2015 at 4:26 PM

Dear MPC Commissioners and Staff:

Attached are our neighborhood concerns and comments regarding Case # 5-B-15 UR: Branch, Telecommunications Tower, NW Side of Ridgecrest Drive, East of Hollyhock Lane.

We sincerely hope the information we provide here will be helpful as you weigh the merit of this application.

Thank you for all you do for the citizens of Knoxville and Knox County.

Respectfully,


Suzanne Matheny, Co-chair, Top of the Ridge Neighborhood Watch  
on behalf of neighbors of Ridgecrest, Martha Berry, Belcaro Drives and Hollyhock Lane  
[\(865\) 689-3147](tel:8656893147)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

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 Submission to MPC\_8.5.15.pdf  
506K

August 5, 2015

**Re:** 5-B-15 UR: Branch, Telecommunications Tower, NW Side of Ridgecrest Drive, East of Hollyhock Lane

**To:** Metropolitan Planning Commissioners

Rebecca Longmire, Chair	Bart Carey, Vice Chair	Herb Anders
Art Clancy, III	Laura Cole	Elizabeth Eason
Conrad "Mac" Goodwin	Len Johnson	Michael A. Kane
Rev. Charles F. Lomax, Jr.	Jeffrey W. Roth	Jack Sharp
Scott Smith	Janice L. Tocher	

**Cc:** City Mayor Madeline Rogero  
County Mayor Tim Burchett  
Nick Della Volpe , District 4 City Councilman  
Charles Busler, District 7 County Commissioner  
Finbarr Sanders, Marshall Stair, George C. Wallace, City Councilmen -At-Large  
Representative Bill Dunn, Tennessee State Legislature  
Gerald Green, Director, Metropolitan Planning Commission  
Tom Brechko, MPC Planner  
David Massey, City Neighborhood Coordinator

**From:** Kelly Ellenburg, Neighborhood Spokesperson  
Suzanne Matheny, Co-Chair, Top of the Ridge Neighborhood Watch; and  
These Residents of Ridgecrest Drive, Hollyhock Lane, Martha Berry Drive, and Belcaro Drive:

Aaron & Rachelle Baumann,2019 Belcaro	Eddie & Kelly Ellenburg 2206 Ridgecrest
Deborah Enloe, 2011 Martha Berry	Gail & Rick Ferguson, 1910 Martha Berry
Bob Gatton, 1718 Ridgecrest	Rob & Nancy Gordon, 2020 Hollyhock
Linda Harris, 1914 Martha Berry	Bob and Jayne Hillhouse, 2205 Martha Berry
Bobbi & Joe Johnson ,2005 Martha Berry	Don & Sue Lee ,2007 Ridgecrest Drive
Orpha Leitch ,2023 Martha Berry	John & Mary Lou Longmire, 2018 Martha Berry
Suzanne Matheny, 1710 Ridgecrest	Hap and Paula Minhinnett, 2104 Martha Berry
Georgia Nielson, 2001 Martha Berry	James & Jamie Norris, 2014 Ridgecrest
Melanie Rea, 2100 Ridgecrest Drive	Madge Robinson, 2000 Martha Berry Drive
William & Carrera Romanini, 2016 Hollyhock	
Charles and Phyllis Severance, 1911 Martha Berry	
Richard and Melissa West, 1906 Martha Berry Drive	

Attached please find our neighborhood's objections to # 5-B-15 UR, Branch Tower's application to site a 150' tower in the residential neighborhood of Ridgecrest, Martha Berry and Belcaro Drives and Hollyhock Lane. For your convenience, an Executive Summary is included followed by Appendices A through E of more detailed discussion. Thank you in advance for your time and consideration.



## Request for Denial of # 5-B-15 UR

### EXECUTIVE SUMMARY

The Fountain City/Black Oak Ridge area of Ridgecrest Drive, Hollyhock Lane, Martha Berry Drive and Belcaro Drive has a rich and significant history. As neighbors in this area, we join together in opposition to the erection of the 150' Monopole Tower proposed by Branch Towers on behalf of its client, T-Mobile. Our determined opposition is evidenced by numerous meetings and conversations among ourselves, discussions with various government officials and the retainment of legal counsel.

We urge MPC Commissioners to DENY 5-B-15 UR: Branch, Telecommunications Tower, NW Side of Ridgecrest Drive, East of Hollyhock Lane.

Our opposition is based on:

- (1) an understanding that the MPC is an agency whose purpose is to represent the interests of citizens and that the federal mandates regarding cell towers do not prevent commissioners from denying a tower application if there is substantial evidence;
- (2) failure of the application (5-B-15 UR) to meet the principles of the MPC Wireless Communication Facilities Plan which are intended to guide MPC decisions regarding cell tower sitings;
- (3) discrepancies and misrepresentations in the application (5-B-15 UR); and
- (4) the voices of the citizens.

Since mandates **do allow local officials to deny a tower request with *substantial evidence***, we opine there are legitimate arguments which qualify as substantial reasons for denial. We assert the denial of application 5-B-15 UR is justified and can be substantiated on the basis that the proposed siting of this tower is incongruent with all four (4) principles of the MPC Wireless Communication Facilities Plan (WCFP). We understand the Facilities Plan is advisory; but to ignore the **failure to meet any one** principle of the MPC Wireless Communication Facilities Plan is, in our opinion, unconscionable and substantial reason to deny. Furthermore, to ignore this will substantially and negatively affect the quality of life, financial well being/property values, and *esprit de corps* of this or any established neighborhood.

In the accompanying pages, we offer a more detailed discussion of our points of view which are summarized below with references to the more detailed discussion noted in parentheses. Thank you in advance for your time and consideration of this and so many other issues important to the welfare of our city and neighborhoods.

**1. Re: Facilities Plan Principle I: View Protection.** The MPC consultant's claim that the tower will "have little or no impact on the view aesthetics of the area" is totally **FALSE**. The view aesthetics of our neighborhood, situated on Black Oak Ridge (a part of MPC's Ridgetop and Hillside Protection Plan) with a panoramic view of Knoxville and the Smokies, will indeed be negatively impacted by a 150' tower soaring approximately twice the height of the tree line. Photo simulations submitted by Branch Tower dramatically underestimate the view obstruction the tower would create. One can simply look to the proposed location on the parcel map and see that these images cannot possibly be accurate. The tower will be a constant eyesore, and the application clearly exhibits plans for future lease to accommodate three (3) additional towers -- a proliferation of eyesores. **(APPENDIX A)**

2. **Re: Facilities Plan Principle II: Land Use Compatibility.** In the MPC consultant's summary he claims " associated building/facilities would be compatible with local land use," and states the "proposed location would blend in with surrounding agricultural land usage and design." Again, a **FALSE** claim; this is a misrepresentation at best. The proposed parcel is surrounded by multiple residences with few vacant lots and with ten (10) of those residences within 500 feet of the proposed tower (several within app. 200-300 feet). A tower and its base do not constitute a residence. **(APPENDIX B and C)**

3. **Re: Facilities Plan Principle III: Design Compatibility.** Branch Tower officials have proposed camouflaging the tower with an artificial pine tree. A photo simulation of a lone artificial tree towering 70-80' above the tree line shown by Branch Tower officials pictures a feeble attempt at design compatibility. There is simply no way to make such a structure appear compatible with the surrounding environment. The surrounding area is absolutely **not** an "agricultural land usage and design" area as stated. **(APPENDIX C)**

4. **Re: Facilities Plan Principle IV: Opportunity Areas, Sensitive Areas & Avoidance Areas.**

Classified as Sensitive/Avoidance, the site is located on Black Oak Ridge (part of the MPC's Ridgetop and Hillside Protection Plan). Sites within 500 feet of a residence are discouraged; and we have not one, but ten (10) residences within 500 feet. On the Dogwood Trail for its scenic beauty, this area has its origins in the history of the prominent and influential McClung family, also descendants of James White, who founded Knoxville. There are other concerns, such as safety issues, as well. We share the same concern that TVA maintains for safety issues when TVA officials decline to install towers on TVA structures. **(APPENDIX D)**

5. **Other:** Residents have valid concerns for property devaluation, increased drainage problems with water runoff, potential for additional towers in the Future Lease areas of the compound, and the process used in the review of this application. **(APPENDIX E)**

In conclusion, we are adamantly opposed to allowing the erection of a cell tower in a residential neighborhood -- a corporate business venture proposed only to increase a carrier's business profits with the result of jeopardizing the neighborhood's integrity. A residential area is **not** the place for a cell tower. It would not be beyond reason to see a neighborhood of residents who own their homes become a rental area. In the case that Branch eventually erects additional towers in the future lease areas we would be hard pressed even to find renters. To ignore Branch's failure to meet a single standard in the MPC Wireless Communication Facilities Plan guidelines would drastically diminish the quality of life, financial well being/property values, and character of the neighborhood.

We are not alone. Citizens are speaking up. More than 200 citizens have thus far expressed their displeasure and resolve to call for neighborhood protection from the invasion of cell towers through a local online and paper petition and support via social media.

We urge Metropolitan Planning Commissioners to **DENY** Case # 5-B-15 UR: Branch, Telecommunications Tower, NW Side of Ridgecrest Drive, East of Hollyhock Lane.

APPENDIX A

I. WCFP PRINCIPLE: VIEW PROTECTION

*The proposed facility should not burden other properties with adverse visual impacts, nor should the facility detract from the character of the Knoxville-Knox County landscape*

The **consultant's summary** states: The tower will "have little or no impact on the view aesthetics of the area."

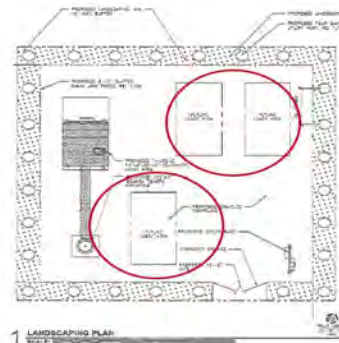
**OBJECTION: This is FALSE.**

Residents have built and lived in homes for 40+ years in this neighborhood of historic origin because of the scenic views of the Smokies, the vistas, flora, fauna and serenity of the area. Because of its beauty this area is also on one of the important Dogwood Trails.

Photo simulations included in the application dramatically underestimated the height of the tower and how it would appear to residents. The tallest trees in this area are 70-80' tall; we will be looking at a metal pole standing another 70-80' higher than the tree line and literally will create an "adverse visual impact" and "detract from the character of the landscape" - a clear failure to meet WCFP Principle # I. Camouflaging it will not change the situation.



A more accurate picture of the visual image of the tower from the property closest to the proposed site and from the vantage of Martha Berry Drive



Map in Branch Tower application indicating the projection of future lease sites for 3 additional towers

A 150' tower (and the possibility of 3 additional towers in the future!) soaring twice as high as the tree line **will indeed have a negative impact** on the view aesthetics for both residents and visitors. Even when trees are leafed out, the tower will be an eyesore; but imagine the vista in winter when deciduous trees are barren and the beauty of the stark limbs against the backdrop of the mountains is obstructed by a 150' metal pole. (Winter scene from a Martha Berry residence. View will be obstructed by the tower, if approved.)



APPENDIX B

II. WCFP PRINCIPLE: LAND USE COMPATIBILITY

*The proposed facility should not interfere with the use and enjoyment of other properties and should be consistent with the character of land use and development of the area around its location.*

The **consultant's summary** states : "The proposed site is on a small rolling hill in a wooded parcel; the structure and associated building/facilities would be compatible with the local land use, and the surrounding area is wooded..."

**OBJECTION:**

This, too, is **False**. Claims made in the application regarding the "character of land use and development around the location" are incredibly **untrue**. The proposed site is clearly in a residential area. There are no farms, and the only agricultural aspect seen will be an occasional small vegetable garden. Numerous residential properties surround the proposed site. Families with young children, senior citizens, professional and blue collar residents all make up the residential census. The surrounding area is absolutely **not** an "agricultural land usage and design" area as claimed in the application.

Yes, there are wooded areas in the general area; but it is an exaggeration to state the proposed site is surrounded by woods where there are multiple residential properties (with no woods on the lots) with few, if any, vacant lots. and not one (1), but ten (10) residences within 500 feet.

Property and a tower surrounded by an 8' fence with access road on denuded (even partially) property for a corporate/business venture can hardly be seen as *compatible* with the local land use or in any way enhancing the neighborhood. This quote from a Lakemoor Hills resident recently in an interview aired by local media echoes our sentiments: "This is a residential area; a cell tower is not a residence!"

APPENDIX C

III. WCFP PRINCIPLE: DESIGN COMPATIBILITY

*The proposed facility design, including its form, height and color, should be compatible with the surrounding area.*

The **consultant's report** states "the proposed location in a wooded area would blend in with surrounding agricultural land usage and design." In a meeting with the community, the **Branch Tower attorney** indicated they will recommend camouflaging the tower with an artificial pine tree and showed a picture of how it would look.

**OBJECTION:**

Claims made in the application regarding the "character of land use and development around the location" are incredibly **untrue**. The proposed site is clearly in a residential area. The only agricultural aspect seen will be an occasional small vegetable garden. Numerous residential properties surround the proposed site. Families with young children, senior citizens, professional and blue collar residents all make up the residential census. The surrounding area is absolutely **not** an "agricultural land usage and design" area as claimed in the application.

The proposed 150' tower, soaring at least 70-80' **above** the tree line - approximately *twice* the height of the tree line - is **NOT** compatible with the surrounding area, no matter its height or color. Based on a photo presented in a community meeting, an attempt to camouflage the tower with a lone artificial pine tree atop the tower would be quite obvious and totally out of character with the surrounding vista. The tower will be obvious at all times; but picture a winter scene with or without a lone fake tree in the vista. Imagine the obstructed view for visitors traveling the Dogwood Trail in April. Imagine residents daily, twelve months of the year, looking out and up only to see this. And imagine neighbors only 200-300' from the base of the tower viewing the site through the perimeter trees where once they enjoyed the serenity and beauty of the woods.

This is a zoned residential area; not zoned for business; and there are codes to enforce this. We respect the property owner's right to dispose of property as she wishes; and a residential structure would be far more preferable and compatible with the area - rather than a huge tower. Building codes to enforce the residential nature would then be at play. Why would we ignore these codes and approve a cell tower -- which is about promoting and enhancing a corporate for-profit venture - in a zoned residential area? No other business is allowed to exist here.

APPENDIX D

IV. WCFP PRINCIPLE: OPPORTUNITY AREAS, SENSITIVE AREAS & AVOIDANCE AREAS

Three types of areas are described in the guidelines, based on their potential suitability for wireless facilities: *opportunity areas, sensitive areas, and avoidance areas*. It should be noted that co-location of antennae on existing towers or alternate tower structures is encouraged in all areas, including avoidance areas.

The **APPLICATION** notes the Ridgecrest/Martha Berry site is classified as Sensitive / Avoidance and further states, "The proposed tower is required to be located 165 feet (110% of the tower height) from the nearest residentially zoned property. The proposed tower exceeds that minimum standard (*only by 3 feet - editorial comment*) since the nearest property line is 168' from the base of the tower. The nearest residence on this property is approximately 195' from the base of the tower."

The applicant is proposing an 8' high security fence around the tower and equipment area. The slope is noted to be a very slight fraction of a percentage below the minimum of 15. (Suggesting, with such a narrow margin, potentially considerable issues in construction.)

**OBJECTION:**

The **Facilities Plan** describes **Sensitive Areas** to be *such as high density housing districts, sites within 500 feet of low density residential areas... Issues such as safety, visibility, property values or land use compatibility are more likely to arise in these areas, and Avoidance Areas (are) least preferred locations for wireless telecommunications towers. Low-density residential districts, ridge tops, historic sites, scenic highways, and most public parks are included in this category.*

(a) **Ridge tops** are considered an avoidance area. The proposed site is located on Black Oak Ridge which is included in the MPC's Ridgetop and Hillside Protection Plan. Guidelines encourage these areas to be avoided.

(b) The proposed site is in a **residential** area determined to be, at minimum, *sensitive to* or ideally *avoided*. The application notes one (1) residence within 500' but fails to note and cite that ten (10) residential properties will be within 500' of the tower with several only app. 200' - 300'.

Ten (10) residential properties within 500' (approximate distances from the tower center line to residences, based on information measured from public records):

* 2018 Martha Berry Drive (Longmire)	209'
* 2010 Martha Berry Drive (Johansen)	250'
* 2104 Martha Berry Drive (Minhinnett)	320'
* 2205 Ridgecrest Drive (Cochran)	355'
* 2108 Martha Berry Drive (Emory)	375'
* 2007 Ridgecrest Drive (Lee)	380'
* 2001 Ridgecrest Drive (Haufe)	400'
* 2000 Martha Berry Drive (Robinson)	400'
* 2119 Ridgecrest Drive (Corey)	420'
* 2203 Ridgecrest Drive (Brewer)	485'

## Request for Denial of # 5-B-15 UR

### APPENDIX D, continued

(c) Safety concerns: If TVA is concerned about a tower potentially falling, why should residents not be concerned about potential damage from a 150' metal pole which could conceivably fall? If towers can be lightning rods, why should a neighbor not be concerned about potential hazards? If, as has been known to happen, the accumulation and fall of winter storm ice from towers can cause damage, why should residents not be concerned about this safety hazard, as well? If a structure requires an 8' security fence, why should residents not be concerned?

(d) Scenic highways: Our roads are scenic ways, important to the Dogwood Arts and Trails where wild, indigenous dogwood abounds, as well as other established flowering trees, shrubs and gardens exist.

(e) Historical Significance of the Neighborhood: This area, situated on Black Oak Ridge, has historic significance to all of Knoxville in that this was once the estate of Hugh Lawson McClung (1858-1936) and Ella Gibbins McClung (1872-1951), an estate described by "William R. McNabb, a past director of the Dulin Gallery of Art, who formerly resided in Belcaro's guest house, as *authentically Italian...situated with magnificent panoramas...* Judge Hugh L. McClung (1858-1936), attorney and businessman, had served as a special justice on the Supreme Court of Tennessee, as a judge of the Chancery Court of Knox County and also as a Trustee of the University of Tennessee, as had his father and grandfather before him."<sup>1</sup>

While the original mansion has regrettably been demolished, still standing and considered an historic and important feature is the home built in 1934 by Thomas and Ellen McClung Berry (daughter of Hugh and Ella McClung). This home is a "smaller classic revival temple-form house on a corner of the Belcaro property facing Ridgecrest Drive and is today owned and cared for by Arthur and Susan Seymour."<sup>2</sup> On the site of the original mansion on Belcaro Drive, another Italian-style villa and family residence has been constructed and is occupied. Columns of the original mansion's entrance gate still stand.

The name of the estate and mansion, *Belcaro*, still lives and is celebrated in this area, as well as *Martha Berry*, founder of Berry College in Rome, GA, and whose nephew, Thomas Berry, married Ellen McClung.

In summary, there are multiple reasons within the fourth WCFP Principle for denial, including: (a) our neighborhood's origin in an important **historical** estate with a physical structure from that estate still intact; (b) our roads being "**scenic highways**" in their importance to the Dogwood Arts and Trails; (c) various **safety** concerns; -- all factors delineated in the WCFP encouragement to avoid sites with these considerations.

APPENDIX E

OTHER CONCERNS

Residents on Ridgecrest Drive, who live below the elevation of the proposed site, already experience drainage issues with water runoff from the ridge. As a result, some have incurred major expense in home maintenance. Clearing trees and building an access road only heightens the potential of that problem with considerable risk of damage to homes and financial burdens.

We have presented, in an earlier submission, articles and realtors' assessments of the effect of a cell tower's presence on the value of surrounding property. Broker Buddy Brackfield of Brackfield Associates, Knoxville wrote, "the commercial sector of our business has very little or no negative impact from the development of cell towers. However, in the residential sector, we have quite the opposite." Paula Thomas Patterson, broker with Remax Preferred Properties, Knoxville, echoes this experience. Regardless of one's view or opinion of the effect of a cell tower's presence on property value, the perception of a negative effect is held by most; and perception is typically reality in people's decisions.

CONCLUSION:

We are adamantly opposed to allowing the erection of a cell tower in a residential neighborhood -- a corporate business venture proposed only to increase a carrier's business profits with the result of jeopardizing the neighborhood's integrity. A residential area is **not** the place for a cell tower. It would not be beyond reason to see a neighborhood of residents who own their homes become a rental area. In the case that Branch eventually erects additional towers in the future lease areas we would be hard pressed even to find renters. To ignore Branch's failure to meet a single standard in the MPC Wireless Communication Facilities Plan guidelines would drastically diminish the quality of life, financial well being/property values, and *esprit de corps* of the neighborhood.

We are not alone. More than 200 citizens have expressed their displeasure and resolve to call for neighborhood protection from the invasion of cell towers through an online and paper petition and support via social media.

We urge Metropolitan Planning Commissioners to use their right to **DENY** the **5-B-15 UR** application. We urge City and County leaders to work to give neighborhoods the protection we all need from intrusive negative structures, such as this proposed cell tower. Again, to quote our South Knoxville resident: "This is a residential area; a cell tower is not a residence."

As always, a sincere "Thank You!" to all MPC commissioners and government leaders for their commitment and service to our community.

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<sup>1</sup> and <sup>2</sup> Tumblin, J.C. "Belcaro: Places in Fountain City That Made a Difference,"  
<http://www.fountaincitytnhistory.info/Places37-Belcaro.htm>





Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

## [MPC Comment] May 14 Agenda Item: Proposed Telecommunication Tower - Ridgecrest Drive, 37918

1 message

S Matheny &lt;szmatheny@gmail.com&gt;

Tue, May 5, 2015 at 1:33 AM

Reply-To: szmatheny@gmail.com

To: commission@knoxmpc.org

To: Metropolitan Planning Commissioners

Re: MPC Meeting, Thursday, May 14, Agenda Item # 31: Use on Review:  
 BRANCH TOWERS 5-B-15-UR Northwest side of Ridgecrest Dr., east of Hollyhock Ln.  
 Proposed use: 150' Monopole Telecommunication Tower in R-1 (Low Density Residential)  
 District. Council District 4.

Dear Commissioners:

I will be out of town on Thursday, May 14, and unable to attend the MPC meeting to express my concerns. I trust you will add my written concerns to others you may receive or hear.

I am opposed to the erection of a 150' telecommunication tower in my neighborhood for several key reasons:

- Concerns for health risks: As I've attempted to read and become more knowledgeable about this issue, I understand citations by US agencies and political entities will proclaim low health risks related to cell towers. At the same time there are numerous references of studies in other countries (Brazil, Germany, Israel, Australia, for example \*\*) which show or at minimum seriously suggest risk to those living near a cell tower. It is clear one cannot say there is definitely no health risk; nor can one predict definitively the long term effect of living near such a tower.

In light of this, why would we want to expose residents and especially the children, to the slightest potential risk? On Ridgecrest and Martha Berry, we have children, pre-school to high school age, living all around the proposed site for this cell tower.

Having said this, if health and safety concerns are not enough or permissible considerations, there are several additional bases for denying this use.

- Disregard for neighborhood aesthetics: A 150' tower is not an attractive element to add to a neighborhood, and in this case, two neighborhoods as the proposed site affects both Ridgecrest and Martha Berry residents. Homes in this area range from lower middle class to middle class. Would such a structure be considered or allowed in a more affluent area? I seriously rather doubt residents more affluent areas would agree to such.
- Quality of daily life: Neighbors on both Ridgecrest and Martha Berry have chosen to live on this ridge for its natural beauty, the scenic view of mountains, the wildlife that the forested areas provide. The potential destruction of a wooded lot to make way for a 150' eyesore is not what I wish for my neighborhood. I do not relish the thought of having to

look at this every time I drive to and from my home. I would hate it more to see this every time I looked out my window, as some of my neighbors will be forced to see.

- Motivation: What is the true motivation here? To provide better cell service for this area? I don't know of anyone around here who is having difficulty with telecommunication service. That leads me only to see this as another corporate money-making venture at the expense of marring a residential area.

I urge you to deny this proposed erection of a 150' telecommunication tower on Ridgecrest Drive, east of Hollyhock Lane.

Thank you,

Suzanne Matheny  
1710 Ridgecrest Drive, 37918  
689-3147

\*\*[http://www.naturalnews.com/040905\\_cell\\_phone\\_towers\\_radiation\\_cancer.html](http://www.naturalnews.com/040905_cell_phone_towers_radiation_cancer.html)  
[http://www.eastcountymagazine.org/cell\\_phone\\_towers\\_238](http://www.eastcountymagazine.org/cell_phone_towers_238)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Support to locate cell tower at 2119 Ridgecrest Drive – 5-B-15-UR**

1 message

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Diane Corey <diane.p.corey@gmail.com>  
Reply-To: diane.p.corey@gmail.com  
To: commission@knoxmpc.org

Thu, Aug 6, 2015 at 6:13 AM

August 6, 2015

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

Subject: Support to locate cell tower at 2119 Ridgecrest Drive – 5-B-15-UR

Dear Sir/Madam:

I have lived in the Martha Berry neighborhood in Fountain City since 1959. I was raised running these woods. I, more than anyone else, want to preserve the beauty of this area that I call home.

Today, I come to you seeking your approval for Branch Towers to build a cell tower in my neighborhood and on my land at 2119 Ridgecrest Drive. My husband and I bought this property in October of 1983 as a nest egg with the idea of having a place where our children could build and raise their families. Children grow up and move away, spouses die, cancer strikes, then plans and priorities change.

Over the past few years, I have been approached by several developers who clearly would have cut down the woods and built homes, but I have resisted that mainly because I know how much my neighbors and I have enjoyed the views of the forest, and want to stay in my home. The ability to put the cell tower in among the trees and still keep the view of the woods has a much greater appeal to me and I would hope to my neighbors.

Now as a 63-year-old widow and cancer fighter, my land is the most viable resource that I have and one I feel I should be able to use to continue to stay in my home and to help the community get better phone service. The offer by Branch Towers to lease a small portion of my land for a cell tower for this area allows me to remain in my home, preserve the beauty of the area that is so precious to me and my family, and subsidize the little income I bring in since my husband's death.

I completely understand my neighbors' position. No one likes change, but cell phones have become an important part of our society and the cell towers go along with it. My six-acre parcel of land is large and has a lot of tall trees, many ranging from 70 to 100 feet in height. I would think this would be a good spot for this tower, and the impact it will bring will be much more positive than negative. Because of this, I ask you to please approve Branch Towers' request to build this tower.

Thank you,

8/6/2015

KnoxMPC Mail - [MPC Comment] Support to locate cell tower at 2119 Ridgecrest Drive – 5-B-15-UR

Diane Corey

[865-688-6327](tel:865-688-6327)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Case # 5-B-15-UR**

1 message

**Rachelle Peck-Baumann** <treelemur@hotmail.com>

Mon, May 11, 2015 at 8:06 AM

Reply-To: treelemur@hotmail.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

To Whom It May Concern:

I am concerned about the proposed placement of a telecom tower in the middle of my neighborhood on Martha Berry Drive (Case # 5-B-15-UR). We recently bought our home in the neighborhood, in part because of the feel of seclusion and the gorgeous view of the mountains we see every day as we drive up to our home on the ridge. The addition of a telecom tower would, no doubt, hinder this beautiful, unobstructed view and would change the peaceful feel of our neighborhood.

Our neighborhood is full of nice homes, and we paid good money for ours. In addition, our taxes are almost double what they were at our old house, in a less established neighborhood. Having a beautiful, mature neighborhood full of nice homes should count for something when considering locations for a tower. That's part of the reason we bought here. There is no reason to plant a huge, ugly tower right in the middle of a nice, peaceful neighborhood. It seems to be that there are plenty of more commercial areas around, that might be better suited if a telecom tower is absolutely necessary.

I urge you to PLEASE reconsider the placement of the tower in our beautiful neighborhood. The last thing people looking for a little seclusion want to see is a huge metal communications tower blocking what used to be a view of the mountains.

Thank you for your time.  
Sincerely,  
Rachelle Peck-Baumann

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Opposition to 5-B-15-UR**

1 message

**Carrera Romanini** <carrera.harris@gmail.com>

Tue, May 12, 2015 at 9:29 PM

Reply-To: carrera.harris@gmail.com

To: commission@knoxmpc.org

Good evening,

I am writing to express my concern regarding case number 5-B-15-UR, the proposed cell tower to be built on Ridgecrest Dr. east of Hollyhock Lane. I vehemently oppose this tower being built because it will be distasteful and distracting to this quiet residential area. I have been a resident of Hollyhock Lane for 5 years. What I cherish most about the area is the low traffic, beautiful old homes, and natural forests.

The tower is out of place with the existing neighborhood and negatively impacts all nearby residents. Land already zoned for commercial use would be a much more appropriate option for a cell tower because it would not hurt the current residents the way this proposed location would. I urge you to oppose this tower.

The tower's builder, T-Mobile, is strictly interested in financial and commercial gain. Neither of these are in the interest or safety of the residents nearby. Further, this tower will diminish the home values in this area because of the negative aesthetics of the tower as well as the public's perception of

health hazards related to cell phone towers. This will reduce the resale value of our homes because some people refuse to purchase a home near a cell phone tower.

I hope you will honor the wishes of the majority of the residents in this area. Only one home will benefit financially from this tower being built while the rest of us will suffer from decreased home values, increase in traffic, and a reduction to the natural beauty of this area.

Thank you for your consideration,

Carrera

2016 Hollyhock Lane  
Knoxville, TN 37918

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] In Opposition to 5-B-15-UR**

1 message

**William Romanini** <wlromanini@gmail.com>

Tue, May 12, 2015 at 9:41 PM

Reply-To: WLRomanini@gmail.com

To: commission@knoxmpc.org

Dear MPC,

I am writing you to express my concern over the proposal of the cell phone tower on Ridgecrest Drive (case number 5-B-15-UR). My main concerns of the tower are decreased property value, increase large commercial vehicle traffic, and the destruction of natural forest habitat.

It is hard to believe that there is any residential neighborhood in this country that would benefit from having a cell phone tower build in it. I, as well as my neighbors, are opposed to the destruction of our neighborhood with such an unsightly and unnatural structure. A residential neighborhood is not the place for a cell phone tower. I believe that there are other appropriate locations that will better accommodate this tower while allowing our neighborhood to remain unaltered.

The question you must ask yourself is, how would you feel if a cell phone company showed up in your neighborhood and tried to build a 150 foot metal tower, access road, all while destroying the natural landscape of your neighborhood? I find it hard to believe that any person reading this email would not be opposed to these actions if it was happening to them. Therefore, I urge you to stop the construction of this tower and destruction of our neighborhood.

Sincerely,  
William Romanini

2016 Hollyhock Lane  
Knoxville, TN 37918

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Opposition to 5-B-15-UR**

1 message

**Ellenburg, Lawerance** <LAWERANCE.ELLENBURG@saic.com>

Wed, May 13, 2015 at 10:03 AM

Reply-To: lawerance.ellenburg@saic.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

Cc: "dan.kelly@knoxmpc.org" &lt;dan.kelly@knoxmpc.org&gt;, "michael.brusseau@knoxmpc.org" &lt;michael.brusseau@knoxmpc.org&gt;, "emily.dills@knoxmpc.org" &lt;emily.dills@knoxmpc.org&gt;, "marc.payne@knoxmpc.org" &lt;marc.payne@knoxmpc.org&gt;, "erry.gilhula@knoxmpc.org" &lt;erry.gilhula@knoxmpc.org&gt;, "bryan.berry@knoxmpc.org" &lt;bryan.berry@knoxmpc.org&gt;

Greetings,

I am writing to express my concern regarding case number 5-B-15-UR, the proposed cell tower to be built on very near my home on Ridgecrest Dr. I strongly oppose this tower being built because of the disruption it will cause to our residential atmosphere.

While there are many areas on the ridge that have no homes nearby, the lot selected is entirely encircled by homes which would suffer value loss if the tower is permitted to be constructed. The characteristics of the neighborhood would be dramatically altered due to the aesthetic trauma and loss of zoning continuity. I firmly believe the tower would cause value losses that would translate to a shift from owner occupant properties to leased properties. This can be demonstrated in other areas in which large telecom towers have been built directly adjacent to homes.

It is my intention to follow every reasonable path to avoid the towers construction. In consultation with real-estate professionals my concerns have been validated and it is my intention to bring relevant professionals into the fold to aid in this process.

I hope you will honor the wishes of the majority of the residents in this area. I am confident that you would not destroy our community by altering the zoning to allow a gas station to be built and there is no reason to do so for a cell tower.

Thank you ,

Lawerance Ellenburg Jr

2206 Ridgecrest Dr  
Knoxville, TN 37918

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)





Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

## [MPC Comment] cell tower

3 messages

**rob gordon** <myfatherstouch@gmail.com>

Wed, May 13, 2015 at 7:47 PM

Reply-To: myfatherstouch@gmail.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

My name is rob Gordon. I live on 2020 hollyhock Lane. I strongly oppose the building of the tower on Ridgecrest. It will be unsightly. It will cause property values to go down causing less tax revenue for the city. And does not fit in with A residential neighborhood as fountain city. We desire to keep the quaintness of our neighborhood.

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

**rob gordon** <myfatherstouch@gmail.com>

Wed, May 13, 2015 at 7:48 PM

Reply-To: myfatherstouch@gmail.com

To: commission@knoxmpc.org

My name is r. Mark Gordon. I live on 2020 hollyhock Lane. I strongly oppose the building of the tower on Ridgecrest. It will be unsightly. It will cause property values to go down causing less tax revenue for the city. And does not fit in with A residential neighborhood as fountain city. We desire to keep the quaintness of our neighborhood

[Quoted text hidden]

**rob gordon** <myfatherstouch@gmail.com>

Wed, May 13, 2015 at 7:50 PM

Reply-To: myfatherstouch@gmail.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

My name is Nancy Gordon. I live on 2020 hollyhock Lane. I strongly oppose the building of the tower on Ridgecrest. It will be unsightly. It will cause property values to go down causing less tax revenue for the city. And does not fit in with A residential neighborhood as fountain city. We desire to keep the quaintness of our neighborhood.

[Quoted text hidden]



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Case # - 5-B-15-UR**

1 message

**MARKEY, EDWARD D** <em1809@att.com>

Thu, Jun 4, 2015 at 7:48 AM

Reply-To: em1809@att.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

In reference to the proposed tower site on Ridgecrest Drive in Fountain City, I would like to voice my SUPPORT for this project.

My property is literally directly across the street from the proposed location, and have absolutely no problem with the proposed tower site. The heavily wooded area will prevent most (if not ALL) residents from ever seeing the proposed monopole, and I welcome the added broadband service the site will bring.

Thank you for your consideration.

DM

2108 Ridgecrest Drive

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

**[MPC Comment] Ridgecrest Cell Tower Public Meeting**

1 message

**Susan Williams** <susan@srw-associates.com>

Wed, Jun 3, 2015 at 3:03 PM

Reply-To: susan@srw-associates.com

To: commission@knoxmpc.org

Commissioner Kane,

I am working with Branch Communications on the location of three monopole towers, one of which is in your area on Ridgecrest Drive. I wanted to invite you to a meeting tomorrow evening at 6 p.m. at the Fountain City Lions Club Community Center to discuss the tower and to hear input from interested people. As you may know, the issue is on the MPC calendar for your next meeting on June 11. As an FYI, we have invited the neighborhood association folks but Carerra Romanini, emailing on behalf of the association, has told us they will not meet with us. I assume there will be others there who will want to voice their opinions.

Thank you for your service on MPC and I look forward to visiting with you tomorrow night or in the future. **Susan Richardson Williams**

**Branch Communications**

Invites you to a

**Community Meeting**

to discuss the need for improved cellular coverage in the Martha Berry/Ridgecrest area of Fountain City, hear your ideas, and address your questions or concerns about the request for approval of a new cellular tower

**Thursday, June 4, 2015**

6 p.m.

at the Fountain City Lions Club Community Building Fountain City Park  
5345 N. Broadway, Knoxville, TN 37918

For more information, please contact us at: [BranchTowersKnoxville@gmail.com](mailto:BranchTowersKnoxville@gmail.com)

Susan Richardson Williams  
SRW & Associates  
507 S. Gay Street, Suite 920  
Knoxville, TN 37902  
[susan@srw-associates.com](mailto:susan@srw-associates.com)  
o 865.524.0270  
c 865.805.6270  
f 865.524.0930

—

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

**[MPC Comment] Proposed Cell Tower in Ridgecrest/Martha Berry Neighborhood (Branch Tower 5-B-15-UR)**

1 message

**Jaime Norris** <jmenorris@gmail.com>  
Reply-To: jmenorris@gmail.com  
To: commission@knoxmpc.org

Wed, Jun 3, 2015 at 11:44 AM

Dear Commissioners,

I'm writing to you all regarding the proposed cell tower (case # 5-B-15-UR) in the Ridgecrest/Martha Berry neighborhood in Fountain City. Being a resident in this area, I am opposed to having this tower right in the middle of our beautiful neighborhood. One of the main reasons I moved to this neighborhood 3 years ago was the natural beauty of forest areas around the houses and the Dogwood Trail. I'm really concerned about the decline in our property value if this tower is put in. No one wants to live next to a tower, let alone purchase a house next to the tower. Not only will we loose property value, but the city will also loose tax money when all the house around this proposed tower are reassessed. Please reconsider this tower and help keep our neighborhood beautiful and inviting.

Thank you for your time in this matter.

Jaime Norris  
2014 Ridgecrest Dr  
[423-741-6311](tel:423-741-6311)

-

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] telecom tower 5-B-15-UR**

1 message

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**'David Booth' via Commission** <commission@knoxmpc.org>

Mon, Jun 1, 2015 at 2:09 PM

Reply-To: dazentn@yahoo.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

No No No to telecom tower . Why destroy a beautiful a neighborhood with this tower?

Please vote no on this proposed tower.

David E. Booth  
2007 Belcaro Dr.  
Knoxville, TN. 37918

-

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] The cell tower**

1 message

**nancy gordon** <myfatherstouch@gmail.com>

Mon, Jun 1, 2015 at 10:32 AM

Reply-To: myfatherstouch@gmail.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

This message is for the following persons:

Art Clancy III, Laura Cole, Rev.Charles F. Lomax Jr. and Jeffrey W. Roth

My name is Nancy Gordon.

Today I am emailing on behalf of my family and neighborhood.

The case # is 5-B-15-UR.

I live on Hollyhock Lane, in Fountain City. We purchased our home 2 years ago, because we desired to live in a residential community that had a natural, beautiful landscape and wildlife. Our hope, is to keep it this way for our future generation; our children and grandchildren.

Now, we are threatened by this tower; that would negatively affect our quaint neighborhood. Not to mention, the impact on the value of our homes and health risks.

I urge to reconsider!!!!

Thank you,

Nancy Gordon

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] no tower**

1 message

**Holtzclaw, M Craig** <mholtzcl@utk.edu>

Thu, May 28, 2015 at 3:10 PM

Reply-To: mholtzcl@utk.edu

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

5-B-15-UR, I live on Martha Berry Dr. I will have to look at this all the time. Please no tower, Craig Holtzclaw  
2101 Martha Berry Dr. 37918.

-

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)





Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Case number 5-B-15-UR**

1 message

**Baumann, Aaron Alan** <abaumann@utk.edu>

Fri, May 29, 2015 at 12:41 PM

Reply-To: abaumann@utk.edu

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

Dear Commissioners,

We purchased our property on Belcaro Dr. in late February, 2015. The natural beauty and isolation from strip malls and gas stations influenced our decision to settle in this neighborhood. Only months after moving in, we face assault by a monument to corporate greed.

If the project moves forward, we can expect diminished property values in this established neighborhood, whose residents take great pride in maintaining their homes, which line the Dogwood Trail. We will deal with industrial traffic and accompanying noise pollution during the erection and maintenance of this tower, not to mention obnoxious, flashing lights that would ultimately adorn the tower. Furthermore, neighborhood residents will receive no direct benefit from the tower, whose signal will radiate outward to distant communities. I sincerely hope that the proposal to build on this location is rejected. Certainly there are more suitable locations.

Sincerely,

Aaron Baumann, PhD

[abaumann@utk.edu](mailto:abaumann@utk.edu)

Virology, UTCVM

[865-974-5643](tel:865-974-5643)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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**[MPC Comment] Case# 5-B-15-UR**

1 message

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**Charles Severance** <charlesseverance@bellsouth.net>

Mon, May 25, 2015 at 10:03 PM

Reply-To: charlesseverance@bellsouth.net

To: commission@knoxmpc.org

Dear MPC Commissioner:

We are vehemently opposed to the proposed cell tower in our neighborhood. The tower is to front 2119 Ridgecrest Dr. and backs up to 2010 Martha Berry Dr. in Fountain City. The case number is 5-B-15-UR. WE respectfully ask you to vote NO to this cell tower.

If you need to correspond with us, we can be reached at [865-687-2851](tel:865-687-2851).

Please give every consideration to our request. In looking out our front window we can already see 21 towers.

Charlie and Phyllis Severance

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Case # 5-B-15-UR**

1 message

Bob Hillhouse &lt;bob@backwashbob.com&gt;

Tue, May 19, 2015 at 8:04 AM

Reply-To: bob@backwashbob.com

To: commission@knoxmpc.org

To whom it may concern:

I strongly oppose the construction and installation of this telecom tower. I realize that the Telecommunications Act of 1996 restricts the consideration of adverse health impacts caused by RF. However, when potential home-buyers consider moving into a neighborhood, no such legislation keeps them from considering the impacts of having a 100-170' tower, emitting RF radiation looming over their home.

I grew up in this neighborhood and except for the six-years I served in the US Navy, I have lived in this neighborhood for over 45 years. This is a mature neighborhood with most of the original home-owners living in a close vicinity to the placement of the tower. It follows that these home-owners or their families will be selling their homes in then next five to ten years. The Bond and Hue study conducted in 2004 involved the analysis of 9,514 residential home sales in 10 suburbs. The study reflected that close proximity to a Cell Tower reduced price by 15% on average. The United States Court of Appeals for the 11th Circuit upheld a denial of a Cell Tower application based upon testimony of residents and a real estate broker, that the Tower would reduce the values of property which were in close proximity to the Tower.

I am an IT professional. I work with these technologies on a day-to-day basis and fully understand the risks associated with the construction of these structures. They're fragile and in most cases, lack lateral support making them less stable than a single telephone pole.

The structural dangers associated with these structures and the impact to the housing market in the adjacent neighborhoods greatly outweighs the benefit of additional wireless coverage to this area. There are other locations that are better suited, away from established neighborhoods, that would extend the provider's footprint.

Thank you very much for your attention and in advance for your consideration of my (and my neighbors') opposition to this tower.

+++++

Bob Hillhouse

[865-406-8981](tel:865-406-8981)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] 5-B-15-UR**

1 message

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**epharris3@gmail.com** <epharris3@gmail.com>

Mon, May 18, 2015 at 9:05 AM

Reply-To: epharris3@gmail.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

I am totally against the proposed 150 foot tower to be built on Ridgecrest Drive and Martha Berry Drive, east of Hollyhock Lane. This is a beautiful wooded area with gorgeous large trees and natural landscaping all through the area. We are already menaced with the towers blinking off of Sharps Ridge.

There are also toooooo many unknowns about these towers. This is a family subdivision with children. The potential for harm is unknown at this point.

An unsightly tower in an area that is "Forrest like" in nature, would completely destroy what for years, has been a protected, serene setting.

Please vote NO . Thank you for your time and consideration.

Edward and Linda Harris  
1914 Martha Berry Drive  
Knoxville Tn. 37918

Sent from my iPad

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

## [MPC Comment] Supporting Materials for Case 5-B-15-UR-1, Request to Postpone Application Vote

1 message

'Kelly Ellenburg' via Commission <commission@knoxmpc.org>  
 Reply-To: kelly.ellenburg@yahoo.com  
 To: "commission@knoxmpc.org" <commission@knoxmpc.org>  
 Cc: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

Mon, Jun 8, 2015 at 11:34 PM

Dear Planning Commissioners,

Please find attached a collection of documents assembled by the residents of the Martha Berry/Ridgecrest neighborhood to support our case against the Branch Towers application. The collection includes the following:

- research regarding the impacts of cell towers on home buyer decisions
- letters from Knoxville brokers regarding buyer habits of homes near cell towers
- research on home depreciation resulting from cell towers
- evidence of inaccuracies in the Branch Towers balloon test and more accurate photo simulations based on tree height and actual proposed tower coordinates
- support from Dogwood Arts organization and bylaws regarding homes on the Dogwood Trail
- coverage maps submitted in the application, which contrast with the below
- coverage maps from T-Mobile's website claiming 4 G LTE coverage in our area
- breakdown of mobile users, with T-Mobile composing less than 15 percent
- possible alternate locations nearby for a cell tower
- map of nearby towers
- information on cell tower ice dangers and towers catching on fire
- documentation of online petition against the tower with over 140 signatures
- petition signer comments
- news coverage on our case from the News Sentinel and Knoxville Focus

As expressed by Carlene Malone in a previous email, we request that the application vote be postponed to allow Branch Towers sufficient time to examine the alternative locations that they agreed to consider during the meeting with their attorney on June 4th. We have contacted Branch Towers requesting that they join us in this request but they have not yet informed us of their decision.

Our supporting materials reveal several weaknesses in Branch Towers's application. Specific examples include the inaccuracy of the balloon test (coordinates and elevation were far off) and the fact that they do not meet any of the qualifiers in the Facilities Plan section of the application. Please consider our request to postpone the application vote until Branch Towers has an opportunity to correct these inaccuracies, so that the decision can be informed by accurate data.

Thank you in advance for your thoughtful consideration of our request.


Kelly Ellenburg  
2206 Ridgecrest Drive

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

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 Case Exhibits.pdf  
8220K

## Exhibit List for Case 5-B-15-UR-1

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**EMF Real Estate Survey Results:  
“Neighborhood Cell Towers & Antennas—Do They Impact a Property’s Desirability?”**

03.07.2014 by Emily Category Electromagnetic Health Blog

Accessed from <http://electromagnetichealth.org/electromagnetic-health-blog/survey-property-desirability/>

The National Institute for Science, Law and Public Policy’s survey “Neighborhood Cell Towers & Antennas—Do They Impact a Property’s Desirability?” initiated June 2, 2014, has now been completed by 1,000 respondents as of June 28, 2014. The survey, which circulated online through email and social networking sites, in both the U.S. and abroad, sought to determine if nearby cell towers and antennas, or wireless antennas placed on top of or on the side of a building, would impact a home buyer’s or renter’s interest in a real estate property.

The overwhelming majority of respondents (94%) reported that cell towers and antennas in a neighborhood or on a building would impact interest in a property and the price they would be willing to pay for it. And 79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antenna.

- 94% said a nearby cell tower or group of antennas would negatively impact interest in a property or the price they would be willing to pay for it.
- 94% said a cell tower or group of antennas on top of, or attached to, an apartment building would negatively impact interest in the apartment building or the price they would be willing to pay for it.
- 95% said they would opt to buy or rent a property that had zero antennas on the building over a comparable property that had several antennas on the building.
- 79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas.
- 88% said that under no circumstances would they ever purchase or rent a property with a cell tower or group of antennas on top of, or attached to, the apartment building.
- 89% said they were generally concerned about the increasing number of cell towers and antennas in their residential neighborhood.



The National Institute for Science, Law and Public Policy (NISLAPP) was curious if respondents had previous experience with physical or cognitive effects of wireless radiation, or if their concern about neighborhood antennas was unrelated to personal experience with the radiation. Of the 1,000 respondents, 57% had previously experienced cognitive effects from radiation emitted by a cell phone, wireless router, portable phone, utility smart meter, or neighborhood antenna or cell tower, and 43% had not experienced cognitive effects. 63% of respondents had previously experienced physical effects from these devices or neighborhood towers and antennas and 37% had not experienced physical effects.

The majority of respondents provided contact information indicating they would like to receive the results of this survey or news related to the possible connection between neighborhood cell towers and antennas and real estate decisions.

Comments from real estate brokers who completed the NISLAPP survey:

“I am a real estate broker in NYC. I sold a townhouse that had a cell tower attached. Many potential buyers chose to avoid purchasing the property because of it. There was a long lease.”

“I own several properties in Santa Fe, NM and believe me, I have taken care not to buy near cell towers. Most of these are rental properties and I think I would have a harder time renting those units... were a cell tower or antenna nearby. Though I have not noticed any negative health effects myself, I know many people are affected. And in addition, these antennas and towers are often extremely ugly—despite the attempt in our town of hiding them as chimneys or fake trees.”

“We are home owners and real estate investors in Marin County and have been for the last 25 years. We own homes and apartment building here in Marin. We would not think of investing in real estate that would harm our tenants. All our properties are free of smart meters. Thank you for all of your work.”

“I’m a realtor. I’ve never had a single complaint about cell phone antennae. Electric poles, on the other hand, are a huge problem for buyers.”

Concern was expressed in the comments section by respondents about potential property valuation declines near antennas and cell towers. While the NISLAPP survey did not evaluate property price declines, a study on this subject by Sandy Bond, PhD of the New Zealand Property Institute, and Past President of the Pacific Rim Real Estate Society (PRRES), *The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods*, was published in *The Appraisal Journal* of the Appraisal Institute in 2006. The Appraisal Institute is the largest global professional organization for appraisers with 91 chapters. The study indicated that homebuyers would pay from 10%–19% less to over 20% less for a property if it were in close proximity to a

cell phone base station. The ‘opinion’ survey results were then confirmed by a market sales analysis. The results of the sales analysis showed prices of properties were reduced by around 21% after a cell phone base station was built in the neighborhood.”

The Appraisal Journal study added,

“Even buyers who believe that there are no adverse health effects from cell phone base stations, knowing that other potential buyers might think the reverse, will probably seek a price discount for a property located near a cell phone base station.”

James S. Turner, Esq., Chairman of the National Institute for Science, Law & Public Policy and Partner, Swankin & Turner in Washington, D.C., says,

“The recent NISLAPP survey suggests there is now a high level of awareness about potential risks from cell towers and antennas. In addition, the survey indicates respondents believe they have personally experienced cognitive (57%) or physical (63%) effects from radiofrequency radiation from towers, antennas or other radiating devices, such as cell phones, routers, smart meters and other consumer electronics. Almost 90% are concerned about the increasing number of cell towers and antennas generally. A study of real estate sales prices would be beneficial at this time in the United States to determine what discounts homebuyers are currently placing on properties near cell towers and antennas.”

Betsy Lehrfeld, Esq., an attorney and Executive Director of NISLAPP, says,

“The proliferation of this irradiating infrastructure throughout our country would never have occurred in the first place had Section 704 of the Telecommunications Act of 1996 not prohibited state and local governments from regulating the placement of wireless facilities on health or environmental grounds. The federal preemption leaves us in a situation today where Americans are clearly concerned about risks from antennas and towers, some face cognitive and physical health consequences, yet they and their families increasingly have no choice but to endure these exposures, while watching their real property valuations decline.”

The National Institute for Science, Law, and Public Policy (NISLAPP) in Washington, D.C. was founded in 1978 to bridge the gap between scientific uncertainties and the need for laws protecting public health and safety. Its overriding objective is to bring practitioners of science and law together to develop intelligent policy that best serves all interested parties in a given controversy. Its focus is on the points at which these two disciplines converge.

NISLAPP contact:

**James S. Turner, Esq.**

(202) 462-8800 / [jim@swankin-turner.com](mailto:jim@swankin-turner.com)

**Emily Roberson**

er79000@yahoo.com

June 2, 2015

4

Knoxville MPC  
1816 North Hills Blvd.  
Knoxville, TN 37917  
865-938-4638

RE: Cell Tower

To Whom It May Concern:

I am writing this letter to express my objection of the approval to build a cell tower in the mature residential area of the Martha Berry/Ridgecrest neighborhood.

While commercial properties aren't really affected much by towers of any kind, residential properties experience an astounding negative impact. Approval of this application will cause detrimental effects to the property values for those families who have chosen to make their home in this beautiful area situated on the Dogwood Trail. Families will be adversely impacted by the erection of this tower, because they chose to avoid areas with pollutants (visual, emotional, and/or financial) such as scrap yards, cell towers, manufacturing plants, paper mills, etc. They chose to live on the ridgetop to enjoy the tranquility, isolation, and the beautiful mountain views.

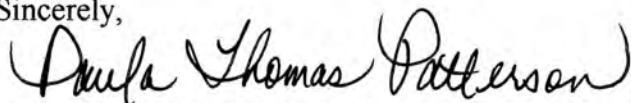
From my own personal experience, I do believe a cell tower will lower a home's value. The majority of buyers would not consider purchasing a home near a cell tower, regardless of how nice the home is. I assisted a young family just over four months ago with the purchase of their forever home. We experienced this exact situation during our home search. We found a nice home in a great neighborhood online, but when we viewed the property in person, there was a large utility tower in the lot behind the house. We literally did not go inside the house. As soon as my buyers saw the tower, they marked the property off the list.

Instead, they ended up purchasing a lovely home on Belcaro Drive, the next street up from Martha Berry, and in line with the lot where the proposed cell tower would stand. In the spring and summer, the view out the front windows of the home is filled with the huge trees that blanket the entire Ridgecrest/Martha Berry neighborhood. In the late fall and winter, when all the leaves are gone, they have a view of the mountains between the bare trees. If this tower is erected, that will be their view instead. That is not the home and view they paid for, and that is not the home and view they should be expected to deal with when purchasing a home in a beautiful, established neighborhood in the heart of one of our city's Dogwood Trails.

Please keep in mind the full impact of cell towers. They do not belong in mature, established residential neighborhoods; they belong in non-residential areas. Surely an area better suited for this tower exists. Please consider this application as if they were wanting to build a cell tower next door to your own home.

I urge you to support the preservation of this wonderful neighborhood by not approving the application.

Sincerely,



Paula Thomas Patterson, Broker, ePro, CRS, GRI, SRES  
Remax Preferred Properties, Inc.  
10820 Kingston Pike, Suite 14  
Knoxville, TN 37934  
C – 865-556-6111 . O – 865-694-8100 . E – Paula@PaulaThomasRealtor.com

**From:** [elizabeth.camp](mailto:elizabeth.camp)  
**To:** [Ellenburg, Kelly \(Kelly\); Carrera Romanini](mailto:Ellenburg, Kelly (Kelly); Carrera Romanini)  
**Subject:** Fw: Cell Tower/City of Knoxville Zoning  
**Date:** Monday, June 8, 2015 9:04:22 PM  
**Attachments:** [William and Liz Camp Zoning.docx](#)

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On Monday, June 8, 2015 1:32 PM, Office <[office@brackfieldproperties.com](mailto:office@brackfieldproperties.com)> wrote:

Mrs. Camp,

Buddy Brackfield asked me to email you the attached letter referencing the cell tower issue.

Please feel free to contact us if you have any questions.

**Best regards,**

*Lisa Cross*

**Real Estate Coordinator/Office Administrator**  
**Brackfield & Associates**  
**10510 Kingston Pike**  
**Knoxville, TN 37922**  
**(865) 691-8195 Office**  
[office@brackfieldproperties.com](mailto:office@brackfieldproperties.com)

June 8, 2015

William & Liz Camp  
2210 Martha Berry Drive  
Knoxville, TN 37918

City of Knoxville Planning & Codes Enforcement  
Board of Zoning Appeals Members  
Suite 547  
400 Main Street  
Knoxville, TN 37902

RE: Cell Tower

To Whom It May Concern:

I am writing this letter in an attempt to better acquaint the parties listed above with the powerful impact a cell tower of any size or shape affects a residential community.

I have been a Real Estate Broker for over 30 years with training and experience in appraisals, liquidations, investments, development and auctioneering.

The Commercial sector of our business has very little or no negative impact from the development of cell towers. However, in the residential sector, we have quite the opposite.

Families are impacted by their surroundings in different ways (i.e. physical, emotional and/or financial). People choose to live on ridge tops, ocean front, lakefront, lake and/or ocean views and certainly rural farms for the space and tranquility.

They further choose to avoid areas with pollutants (i.e. smoke stacks, pig farms, scrap yards, recycling centers, cell towers, radio transmission towers, wind farms, gun ranges, manufacturing, paper mills, etc.).

Cell towers are a visual pollutant that offer in this case -0- benefit to the immediate area (i.e. Knoxville) due to the umbrella affect that they forecast out.

I can further offer to his board the fact that all future potential buyers looking in this area will steer away if the cell tower is approved strictly for aesthetic issues alone. Due to that, all sellers

are impacted. For the numbers alone will be smaller with parties of less interest which drive the prices of homes and land down.

It really does not matter if we debate the negative impact at 20% to 50% reduction due to the fact we still have to find a buyer out of a small pool of prospects that would even consider living near the cell tower at any price.

It is my professional opinion that cell towers offer such a negative impact to the community that the depreciated value also should be reflected within the property tax values and assessment.

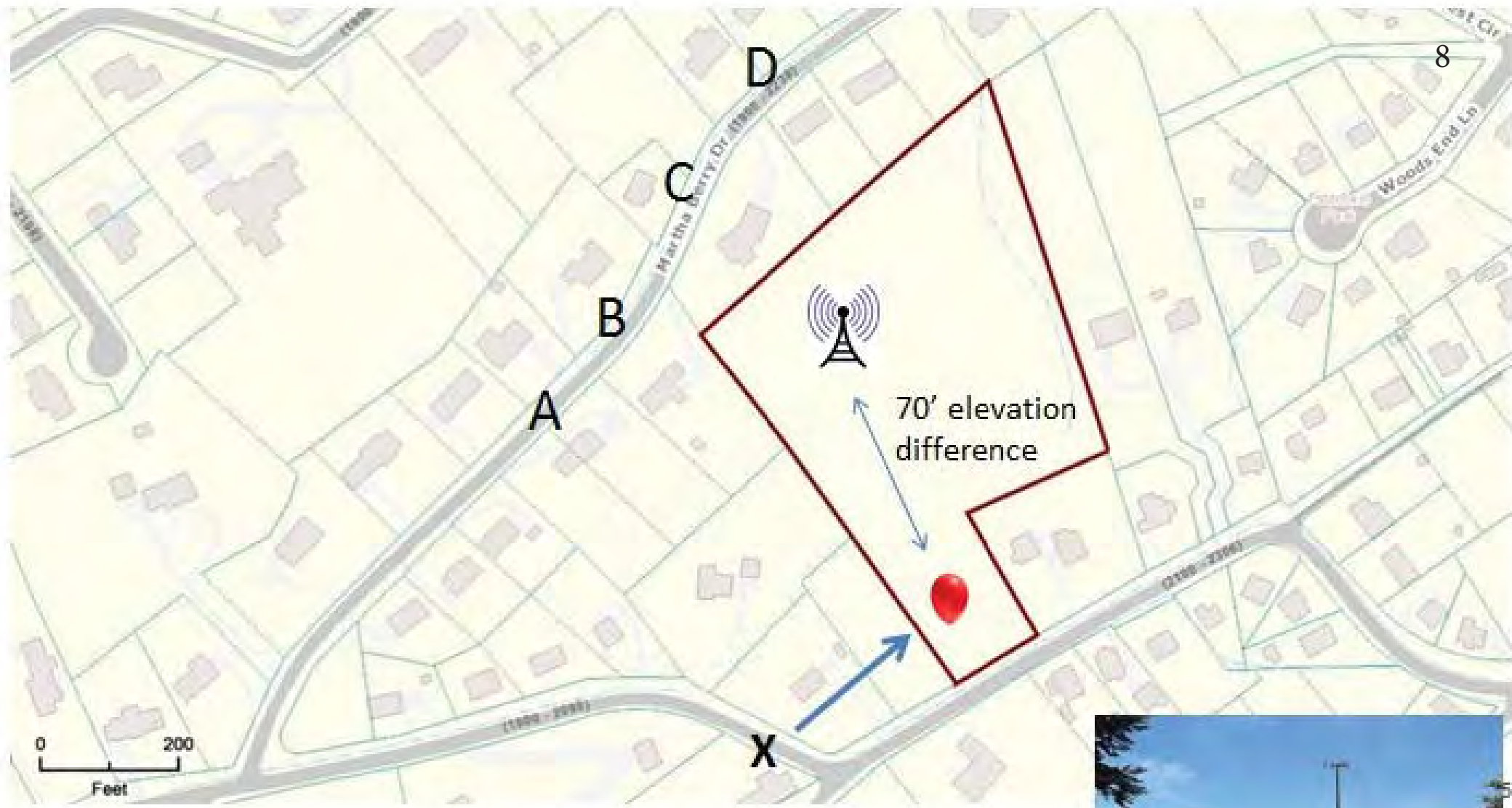
This not only affects the homeowner, but also affects the city and county government. It's all a derivative of cash flow for the cell tower provider with no concern or appreciation for the community.

I hope this information is helpful and please feel free to contact me with any questions or concerns you may have.

Sincerely,

Buddy Brackfield  
Broker

BB/lc



MPC August 13, 2015



Agenda Item # 56

# MONOPOLE

2000 Martha Berry



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



A



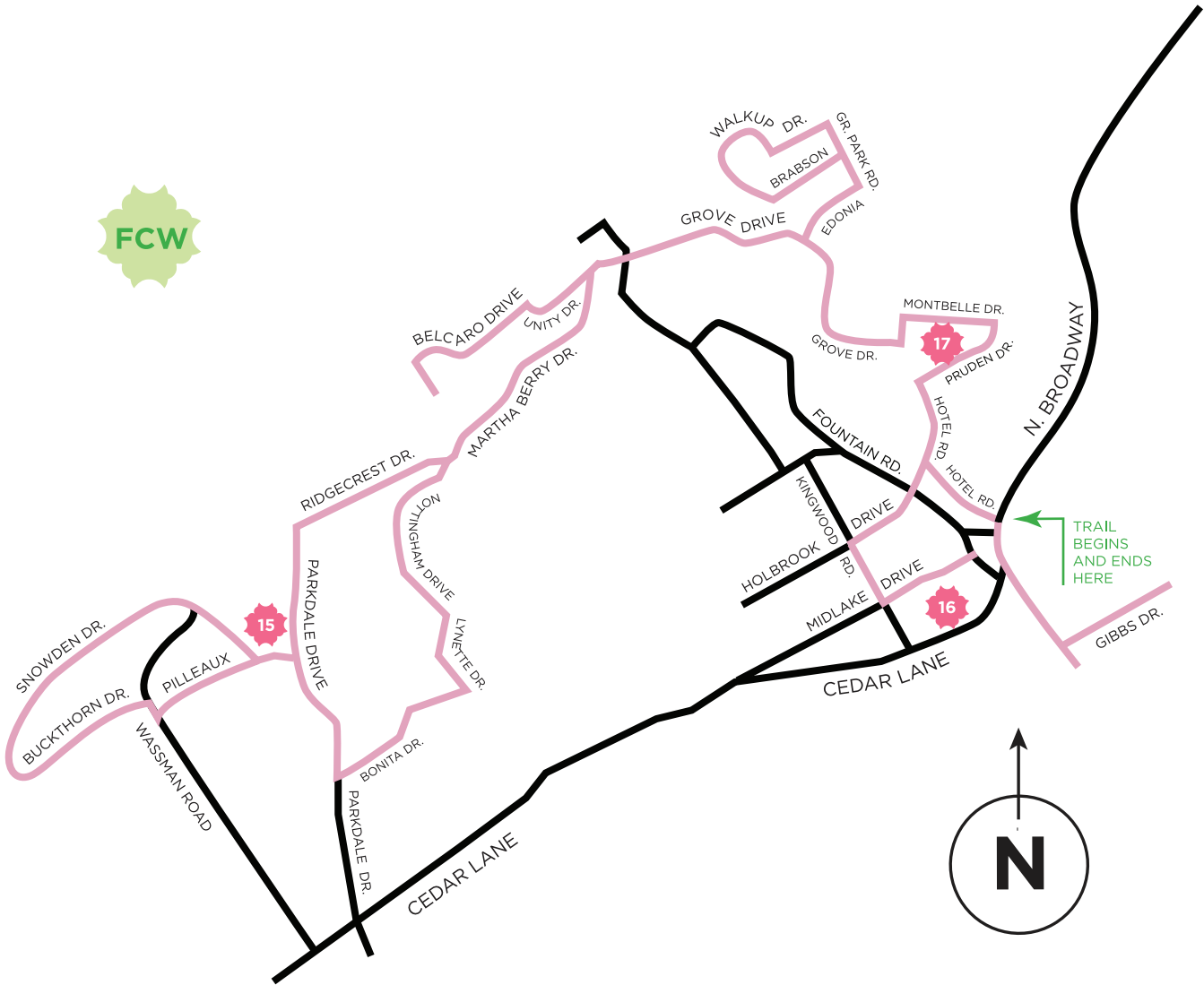
B



C







# FOUNTAIN CITY (WEST)

TRAIL BEGINS AND ENDS AT HOTEL AVENUE/WEST SIDE OF BROADWAY



Carrera Romanini <carrera.harris@gmail.com>

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## Cell Phone Tower Proposed on Martha Berry

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**Katharine Torbett** <ktorbett@dogwoodarts.com>

Wed, Jun 3, 2015 at 9:22 AM

To: Lisa Duncan <lduncan@dogwoodarts.com>, carrera.harris@gmail.com

Carrera,

Our Dogwood Trail maps are listed on our website here:

<http://www.dogwoodarts.com/trails-and-gardens/>

As for verbiage stating why trails are established and the requirements for such, I can quote the Dogwood Arts By-Laws. Here are a couple excerpts that should help: The purpose of the Dogwood Trails is to showcase the natural beauty of the Knoxville, Tennessee area by devising driving routes for seven (7) Dogwood Trails and a limited number of Garden By-Ways which driving routes a) feature the nature *Cornus florida* and other indigenous plants, shrubs, and trees; and b) represent the diverse architecture and topography of the various residential components of the Knoxville area.

One of the ten requirements that could support your case: Trails are located in residential areas where wild, indigenous dogwood abounds. In addition, other established flowering trees, spring-blooming shrubs, attractive flower gardens, and well-groomed lawns are Trail requirements.

Hope this helps!

katharine

**Katharine Torbett**

Project Manager

**Dogwood Arts** | [dogwoodarts.com](http://dogwoodarts.com)

602 South Gay Street, Mezzanine Level

Knoxville, TN 37902

phone :: [865/637.4561](tel:8656374561)

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**FOUNTAIN CITY DOGWOOD TRAIL  
PANORAMA SIDE**

Welcome to the Panorama Side of the Fountain City Dogwood Trail, that begins and ends in a historic area. On the right is Fountain City Park, maintained by the Lions Club. Behind the park is a steep cliff where the clear spring for Fountain City’s name bubbles out of solid rock.

In the 1890’s the area around this spring developed into a popular resort. Gresham Junior High School (on the left) occupies the site of a large hotel that was surrounded by cottages and annexes. Vacationers reached the resort from Knoxville on a dummy-line railroad with open side cars pulled by a miniature steam engine. By the time the hotel burned early in the 1900’s, Fountain City had grown into a prosperous community connected to downtown Knoxville by an inter-urban trolley line.

By way of Pruden Drive (on the right) is Fountain City Elementary School with an abundance of white and pink dogwood trees. By way of Gresham and Edonia Drives, the Trail comes up to Grove Park. Now a left turn on Walkup Drive affords the first glimpse of a panoramic view from Black Oak Ridge across the city to the distant Smoky Mountains. After circling the large white frame house built by C.H. McClung in 1912, take a second look at the view from Brabson Drive.

Grove Road and Unity Drive lead to “Belcaro”, an imposing Italiante villa built in the 1920’s by Judge Hugh L. McClung. A very sharp right turn brings the Trail onto Martha Berry Drive, where the glorious panorama reappears.

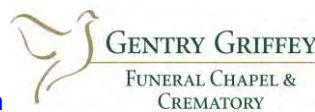
Beyond Ridgecrest and wooded Parkdale drives, the route skirts the western brow of Black Oak Ridge on Snowden and Buckthorn Drives. Charming homes framed by dogwoods continue into heavily wooded valley known as Sherwood Forest. Nottingham Road climbs up to rejoin Martha Berry Drive. Feast your eyes once more on the Great Valley of East Tennessee and the Great Smoky Mountains on the far horizons.

Grove and Gresham Drives wind down from the heights to the early day resort. Holbrook and Kingwood Roads bring the Trail to Midlake Drive. Look for the one-of-a-kind stone well with a peaked roof on the left.

Ahead, at the end of this street, is the heart-shaped Fountain City Lake – a beloved landmark known to earlier generations as “the duck pond”. This was the end for the little train in the 1890’s and for 20<sup>th</sup> century street cars.

The Panorama Trail bears left around the lake to the end at Broadway. Turn right to reach I-75, I-40 and downtown via I-275.

Be sure to enjoy Dogwood Arts with its scores of special events including the Dogwood Arts Festival on Market Square, Rhythm N’ Blooms, multiple art exhibitions, and much, much more.



[www.dogwoodarts.com](http://www.dogwoodarts.com)

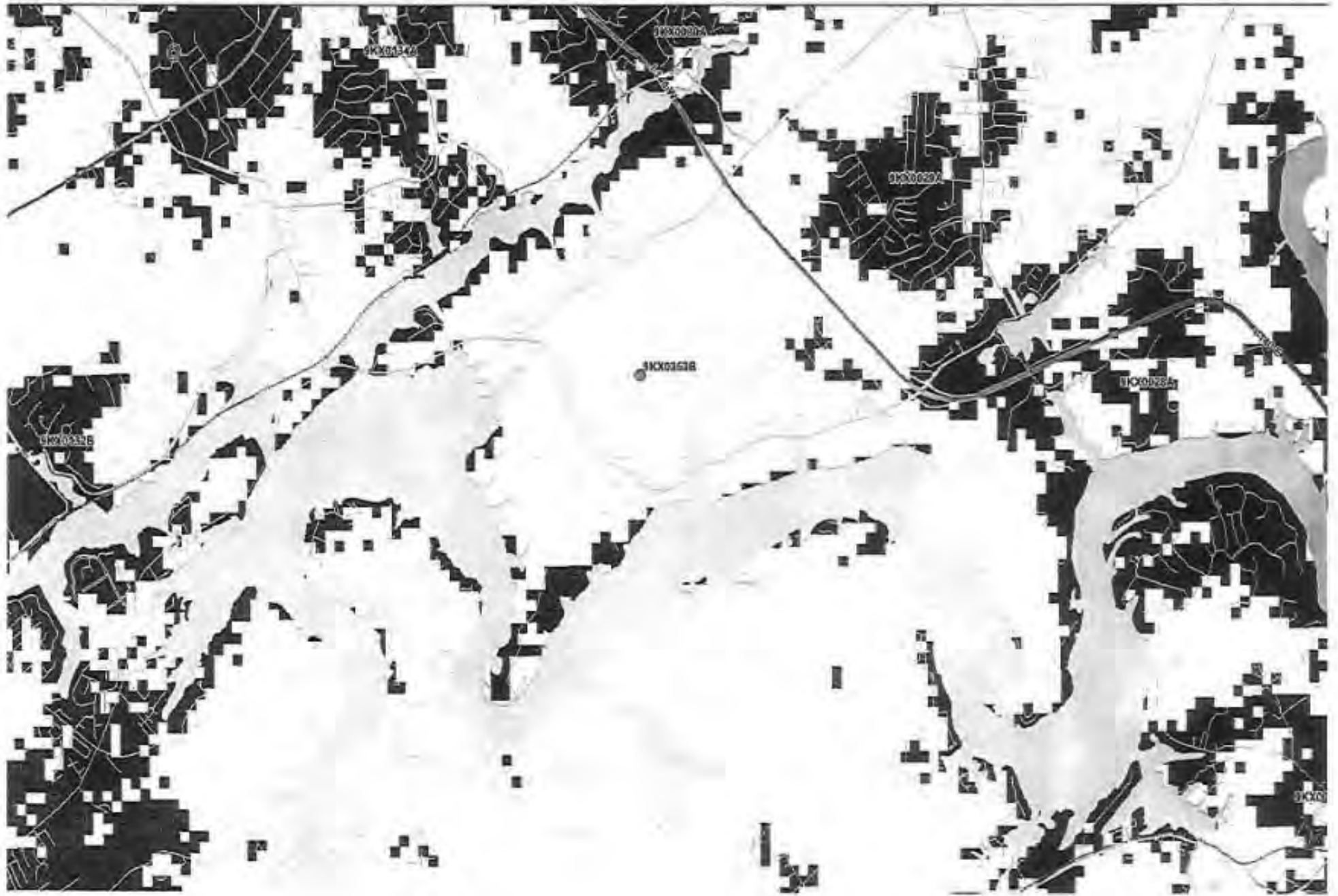
**DOGWOOD TRAILS**  
Est. 1955







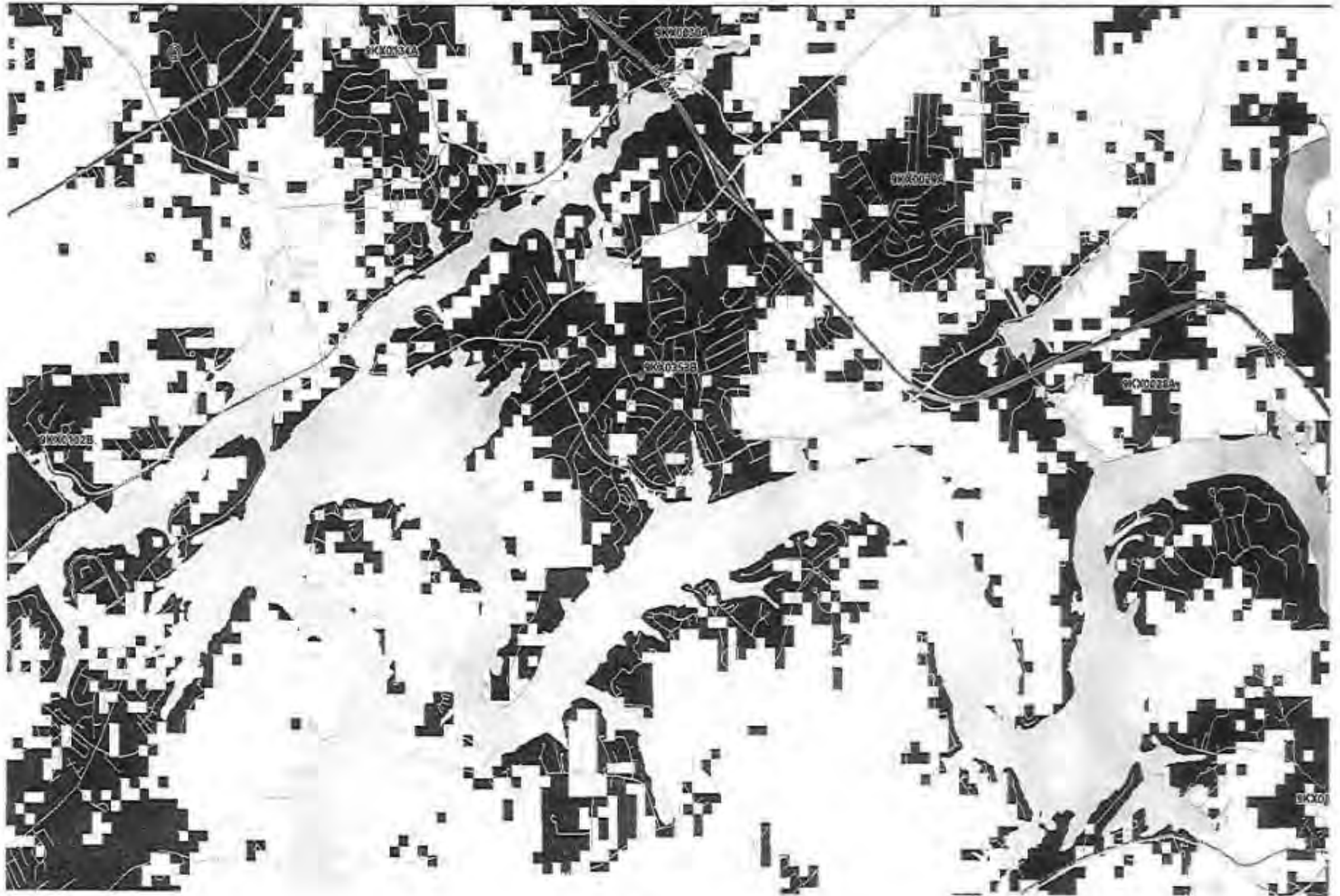
# T-Mobile Coverage without 9KX0353B



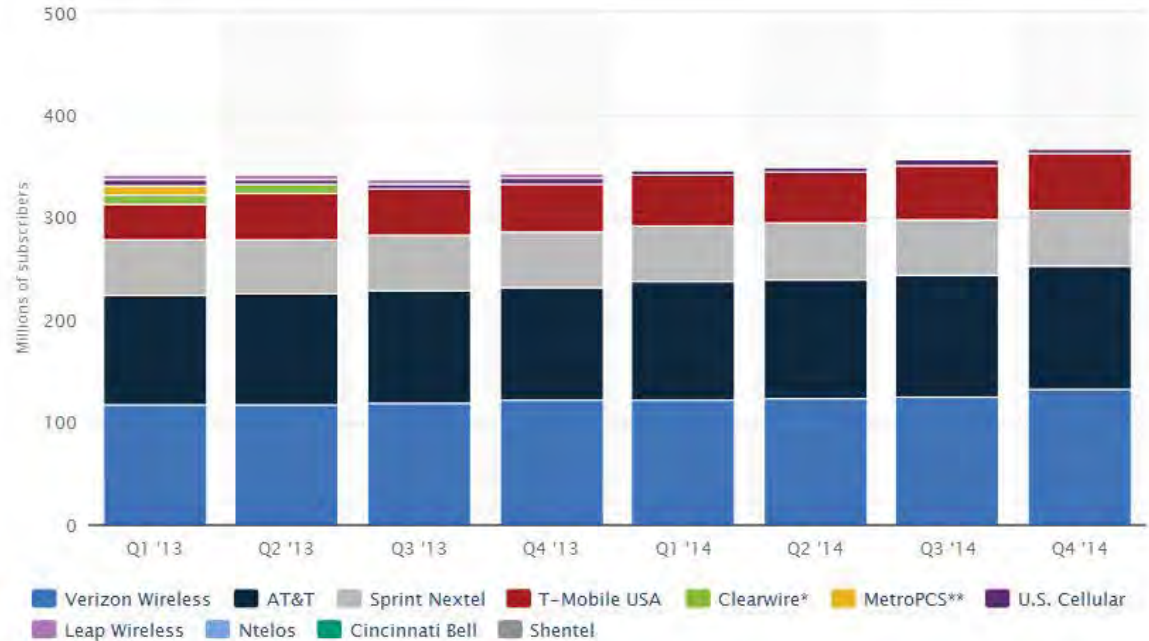
MPC June 11, 2015

Agenda Item # 28

# T-Mobile Coverage with 9KX0353B



### Number of subscribers to wireless carriers in the U.S. from 1st quarter 2013 to 4th quarter 2014, by carrier (in millions)



Additional Information:  
United States; Strategy Analytics

Sources:  
Strategy Analytics; FierceCIO  
© Statista 2015

Like 2 Tweet 7 +1 2

Reading support

This graph displays the number of subscribers to top wireless carriers in the United States from the first quarter of 2013 to the fourth quarter of 2014. In the first quarter of 2013, Verizon Wireless led the list with an overwhelming 116.75 million subscribers, followed by AT&T who recorded more than 107 million subscribers that same quarter.

Supplementary notes

- \* Clearwire was sold to Sprint.
- \*\* Metro PCS merged with T-Mobile.

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Source Release Further info

Source: Strategy Analytics; FierceCIO

Survey by: Strategy Analytics

Citation (FAQ)

Select citation

More statistics about...

wireless subscribers

wireless telecommunication carriers

Show more

Relevant Topics & Statistics

Smartphones

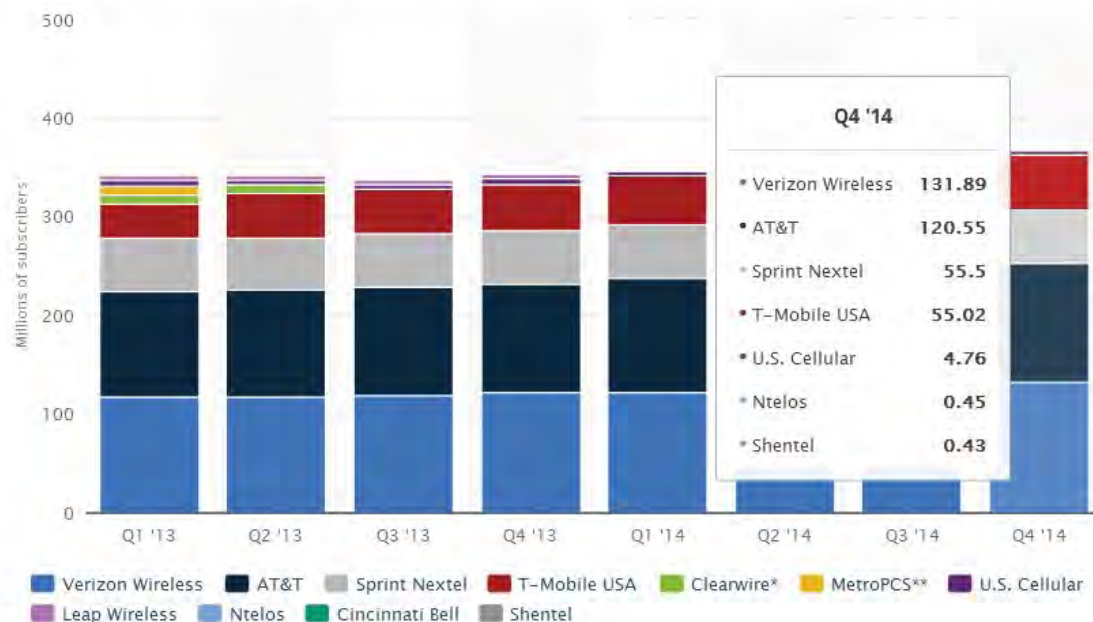
Technology & Telecommunications > Telecommunications > Wireless carriers in the U.S. by the number of subscribers 2013-2014, by quarter (fee-based)

**Options**

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Further info

### Number of subscribers to wireless carriers in the U.S. from 1st quarter 2013 to 4th quarter 2014, by carrier (in millions)



Additional Information: United States; Strategy Analytics

Sources: Strategy Analytics; FierceCIO © Statista 2015

Like 2 Tweet 7 +1 2

#### Reading support

This graph displays the number of subscribers to top wireless carriers in the United States from the first quarter of 2013 to the fourth quarter of 2014. In the first quarter of 2013, Verizon Wireless led the list with an overwhelming 116.75 million subscribers, followed by AT&T who recorded more than 107 million subscribers that same quarter.

#### Supplementary notes

- \* Clearwire was sold to Sprint.
- \*\* Metro PCS merged with T-Mobile.

OUT...

scribers

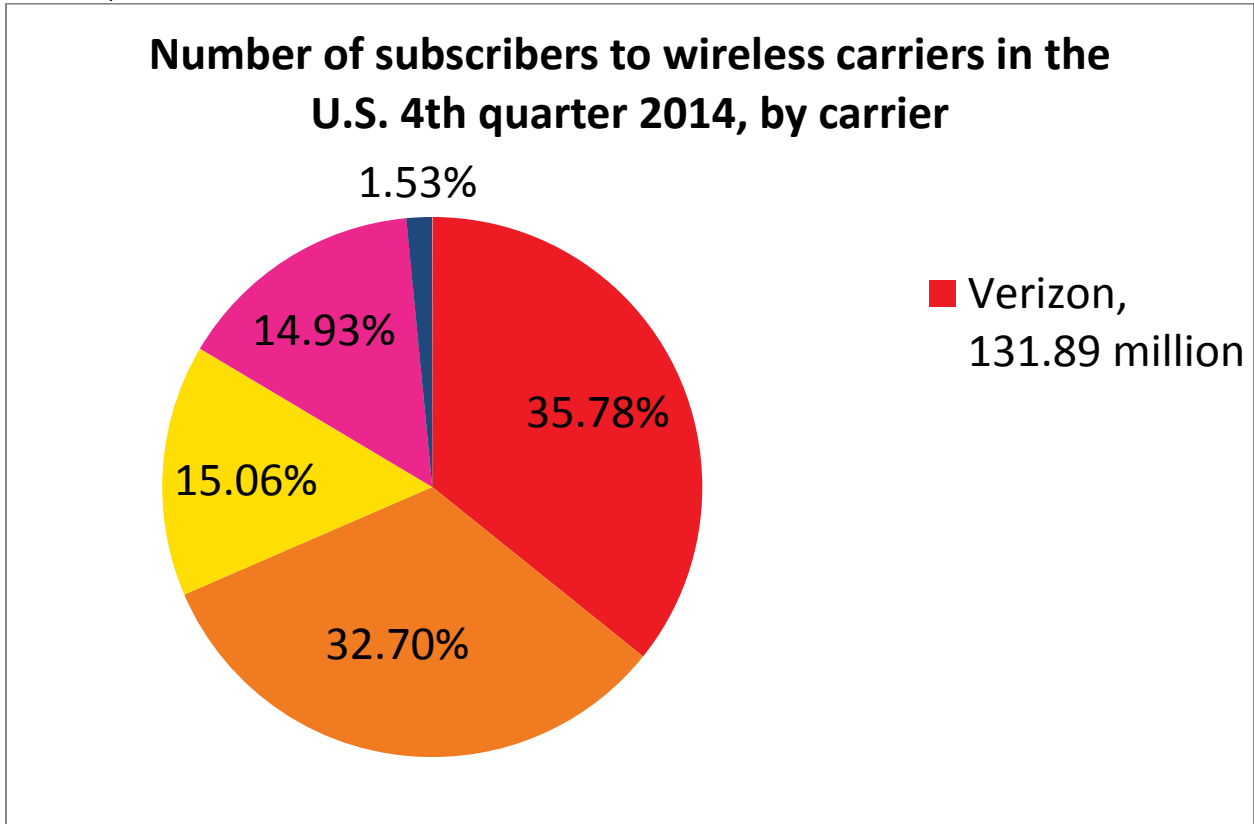
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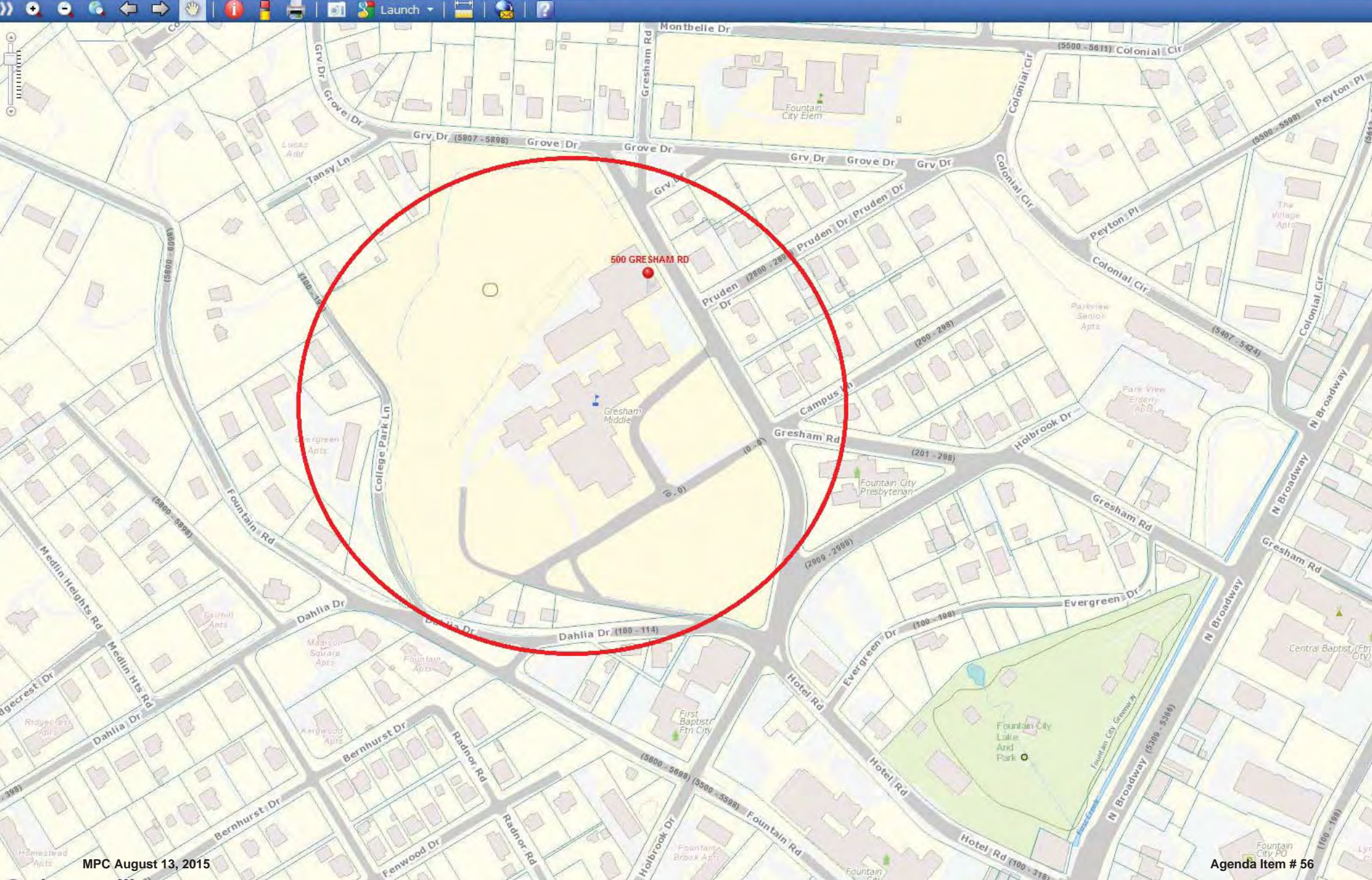
Show more

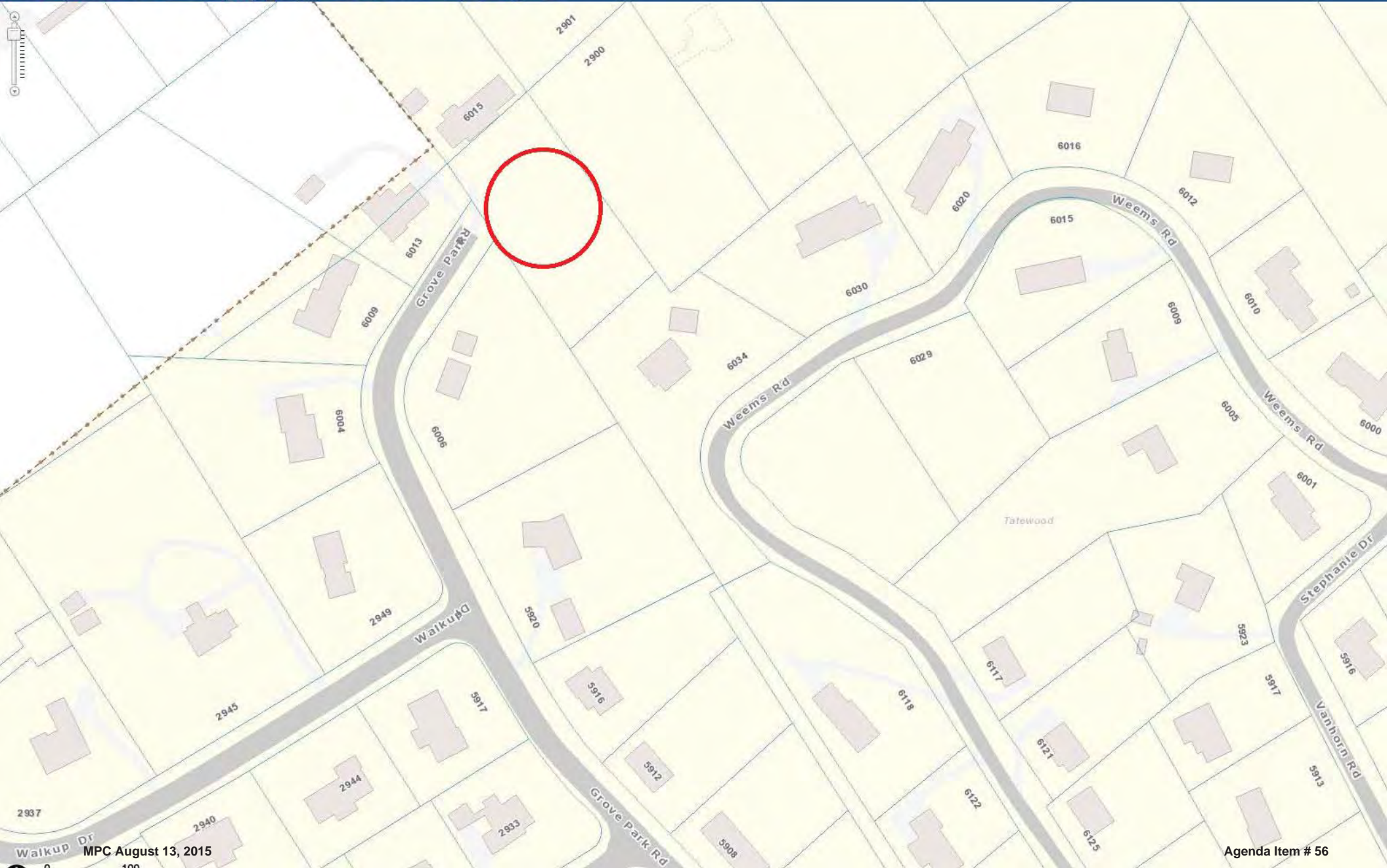
Statistics

artphones

Verizon, 131.89 million	131.89
AT&T, 120.55 million	120.55
Sprint Nextel, 55.5 million	55.5
T-Mobil, 55.02 million	55.02
Other Carriers, 5.64 million (US Cellular, Ntelos, Shentel)	5.64

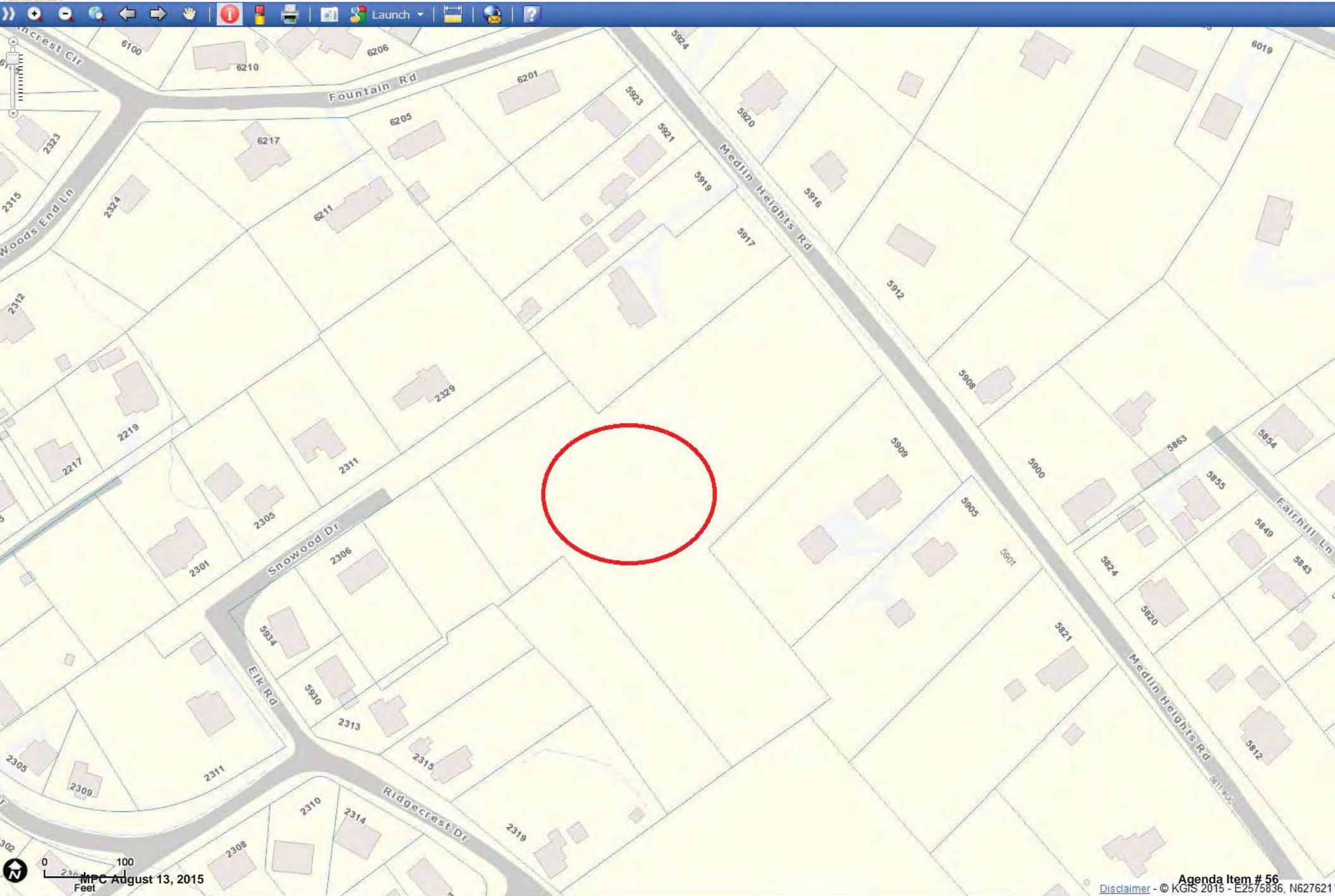


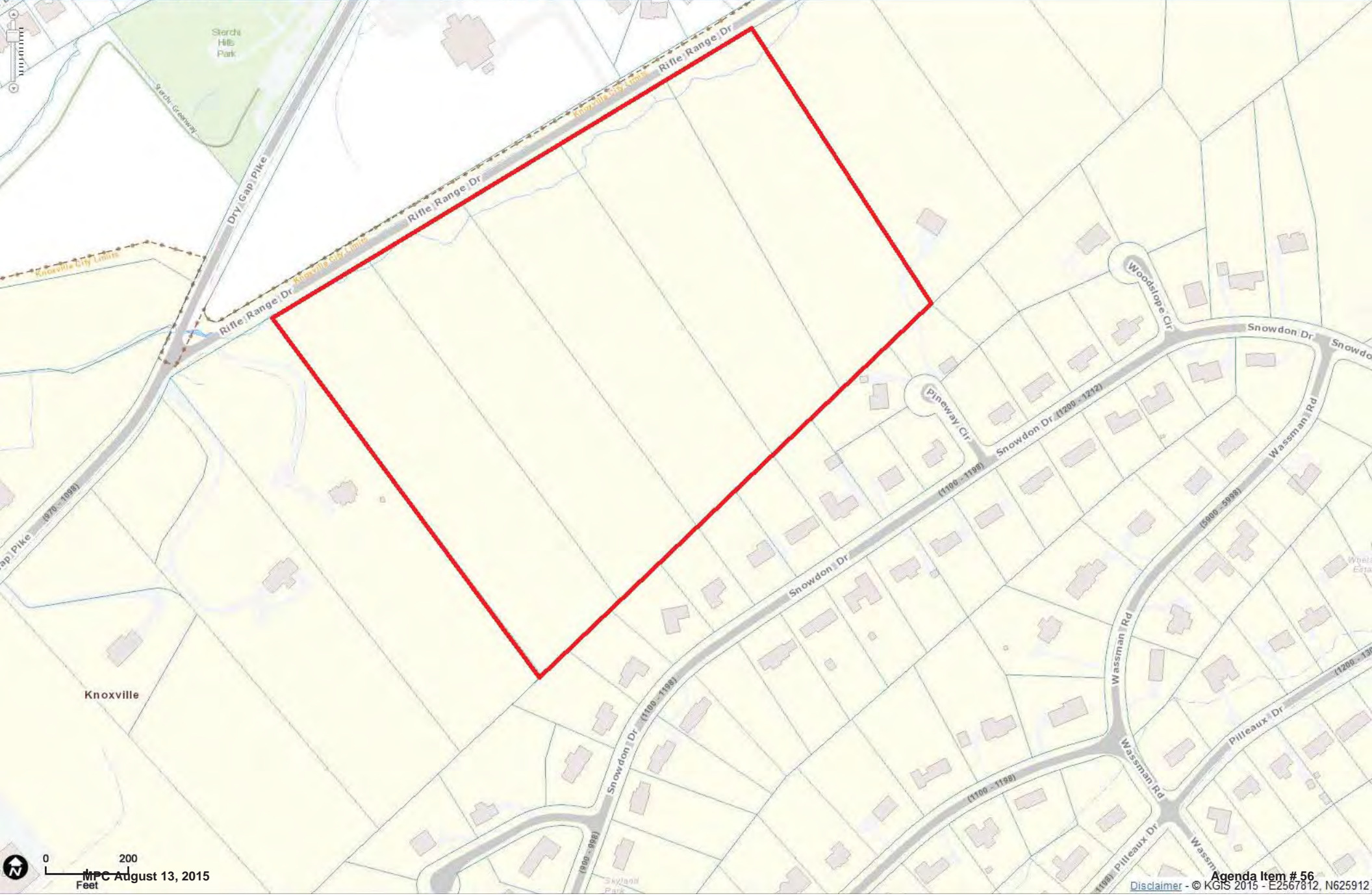




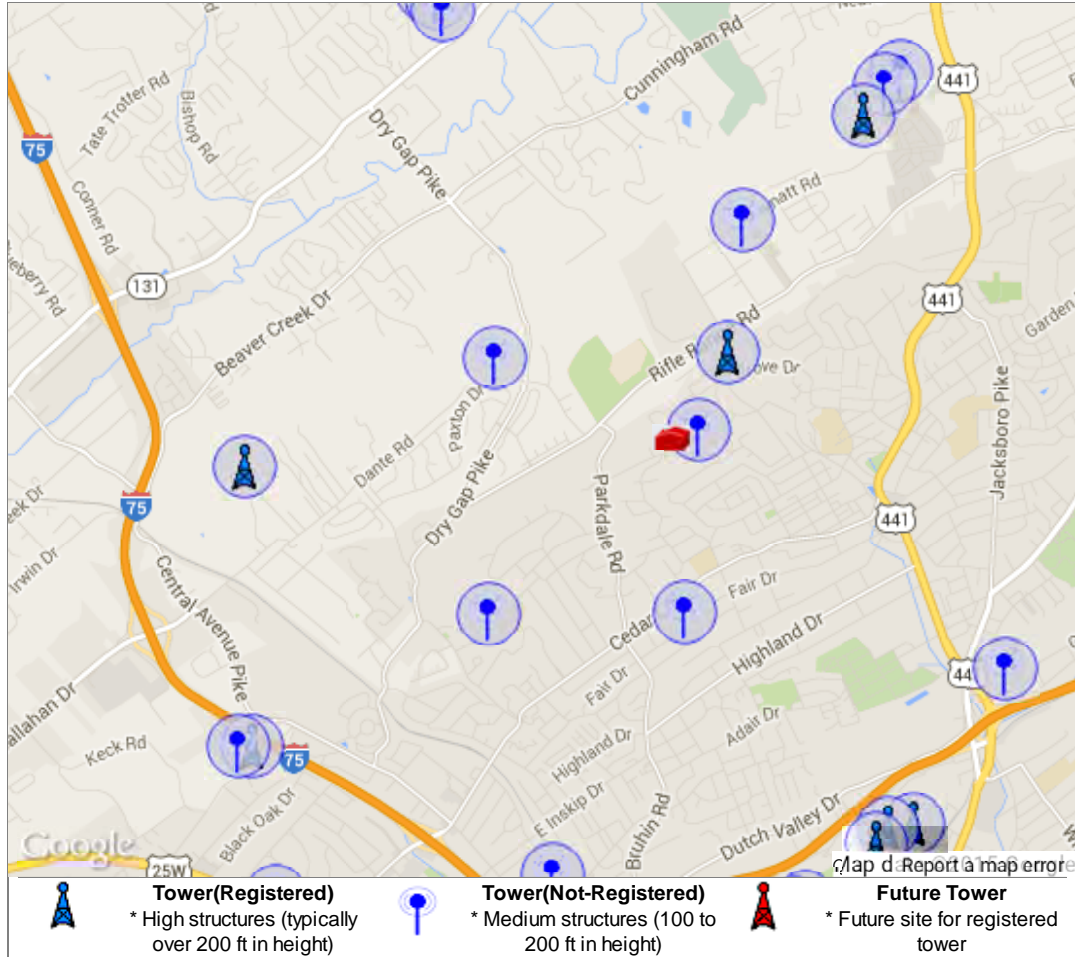


Search By: **Address** Parcel Owner Place Other  
Enter Parcel ID:  Search





• Tower Structures - (2016 Hollyhock Ln, Knoxville, TN 37918)



**Tower Search Results!**

**Alert!** 38 Towers (17 Registered, 21 Not Registered) found within 3.00 miles of **2016 Hollyhock Ln, Knoxville, TN 37918**.

**Info!** The NEAREST Tower is .15 miles away and is owned by **Branch Communications, Llc**.

**Ok!** No Applications for Future Towers detected as of 06/03/15.

Tower Type	ID Num	Site Owner	Height	Dist
 Registered	(1)	<a href="#">United States Cellular Corporation</a>	115 feet	.53 miles
	(2)	<a href="#">Crown Castle South Llc</a>	285 feet	1.82 miles
	(3)	<a href="#">T-mobile Usa Towers Llc</a>	180 feet	1.99 miles
	(4)	<a href="#">Midwest Communications, Inc., = Wjxb</a>	1088 feet	2.01 miles
	(5)	<a href="#">United States Cellular Corporation</a>	333 feet	2.05 miles
	(6)	<a href="#">Gannett Pacific Corp.</a>	707 feet	2.07 miles
	(7)	<a href="#">Verizon Wireless Tennessee Partnership</a>	295 feet	2.11 miles
	(8)	<a href="#">Young Broadcasting Of Knoxville, Inc.</a>	1153 feet	2.15 miles
	(9)	<a href="#">Spectrasite Communications, Llc. Through American Towers, Llc.</a>	1456 feet	2.15 miles
	(10)		460 feet	2.18 miles
	(11)		215 feet	2.20 miles

(12)	<a href="#">Knox County Emergency Communication District</a>	171 feet	2.38 miles
(13)	<a href="#">Sba Monarch Towers Ii, Llc</a>	310 feet	2.44 miles
(14)	<a href="#">American Tower, Llc</a>	1534 feet	2.64 miles
(15)	<a href="#">Sba Properties, Llc</a>	199 feet	2.72 miles
(16)	<a href="#">T-mobile Usa Towers Llc</a>	250 feet	2.86 miles
(17)	<a href="#">Crown Castle South Llc</a>	149 feet	2.95 miles



Not Registered

(1)	<a href="#">Branch Communications, Llc</a>	155 feet	.15 miles
(2)	<a href="#">Knoxville Cellular Telephone Co</a>	195 feet	.68 miles
(3)	<a href="#">State Of Tn Emergency Management Agency</a>	300 feet	1.11 miles
(4)	<a href="#">T-mobile</a>	224 feet	1.14 miles
(5)	<a href="#">Us Cellular Corporation</a>	199 feet	1.29 miles
(6)	<a href="#">Crown Castle For At &amp; t Mobility</a>	175 feet	1.99 miles
(7)	<a href="#">Muayyad Mustafa (mc)</a>	166 feet	1.99 miles
(8)	<a href="#">United States Cellular Corp</a>	145 feet	2.00 miles
(9)	<a href="#">Tennessee St. Board Of Ed.</a>	1504 feet	2.09 miles
(10)	<a href="#">American Towers, Inc.</a>	195 feet	2.10 miles
(11)	<a href="#">Us Cellular Corporation</a>	114 feet	2.17 miles
(12)	<a href="#">L.e. Conte Bc Company Inc.</a>	1559 feet	2.29 miles
(13)	<a href="#">Blount Broadcasting Corporation</a>	260 feet	2.41 miles
(14)	<a href="#">Motorola Communications Electronics</a>	100 feet	2.43 miles
(15)	<a href="#">Blount Broadcasting Corporation</a>	260 feet	2.47 miles
(16)	<a href="#">Blount Broadcasting Corporation</a>	259 feet	2.53 miles
(17)	<a href="#">Sba Inc</a>	230 feet	2.78 miles
(18)	<a href="#">Bellsouth Personal Communications</a>	165 feet	2.94 miles
(19)	<a href="#">Chase Telecommunications Inc</a>	206 feet	2.97 miles
(20)	<a href="#">Wireless Properties Ii, Llc</a>	199 feet	2.99 miles
(21)	<a href="#">Tennessee Valley Authority</a>	185 feet	2.99 miles



Future

(No Towers Detected)

# An Analysis of Cell Tower Ice Falls

Dennis Rogers\*

March 28, 2013

**Abstract:** The following is an estimate of the effects of ice falling from cell towers. The velocity of impact and distance of impact from the tower are calculated for the type of ice fragments expected due to freezing rain on the flat surfaces of the tower and antenna structures. These calculations are not intended to be comprehensive but do show the magnitude of effects to be expected.

**Introduction:** Freezing rain can cause ice to build up on on the flat surfaces of the antenna elements arrayed around cell phone towers and also on the tower itself. The photo to the right shows such an antenna array. Since these surfaces are oriented vertically one would expect the ice to form primarily in almost flat sheets oriented vertically to the ground. The thickness of these sheets could be up to 6 cm thick due to freezing rain. In what follows I will consider the fate of such a sheet of ice that has detached from the cell tower surface. This could be due to heat from the antenna currents melting a thin layer next to the tower or antenna element. Indeed such ice falls have been observed.



Cell Phone Tower Antenna array in Kent NY.

**The Physics:** The sheet of ice will be subject to two forces: the downward force of gravity and the force exerted by wind resistance. The force of gravity is constant and equal to:

Eq 1.  $F_{grav} = M g$

where  $g = 9.8 m/s^2$  is the acceleration of gravity, and M is the mass of the ice sheet in kg. In what follows I will assume the use of MKS units in the calculations.

The force due to wind resistance depends on the actual geometry of the piece of ice but is roughly proportional to the area exposed to the wind, A, the square of the velocity, v, at which it falls and the drag coefficient,  $C_p$ , which depends on the exact shape of the ice fragment. Using the EIA-222-C standard for calculating wind forces on antenna structures, the wind force can be written :

Eq 2.  $F_{wind} = F_0 A v^2 C_d$

where  $F_0 = 0.26 \frac{nt - s^2}{m^4}$

**No Wind:** The simplest case is where there is no wind blowing. The wind resistance is then only due to the velocity at which the object is falling. The downward acceleration,  $a$ , is then given by:

Eq 3. 
$$a = \frac{dv}{dt} = \frac{F_{total}}{M} = \frac{-Mg + F_0 A v^2 C_d}{M} = -g + \frac{F_0 A v^2 C_d}{M}$$

For the thin sheets oriented vertically, the second term, the wind resistance force, will be negligible and the ice will fall primarily due to the force of gravity. The cases in which the ice sheet is not oriented vertically will not be considered. Assuming a tower height of 50 meters (about 150 ft) and only gravitational forces, the ice sheet would reach a velocity of 31 m/s or about 67 mph before hitting the ground. Assuming the flat surfaces of the antenna structures are 2 x 1 meters in size and that the ice is 6 cm thick this would result in a piece of ice weighing approximately 108 kg (237 lbs) striking into the ground with a speed of 67 miles per hour.

**With Wind:** With wind, of course, the ice can move in the direction of the wind before reaching the ground. A sheet of ice can experience considerable force from the wind, especially if the flat side of the sheet is perpendicular to the wind. In this case there is an equation of motion for both the vertical direction and the direction in which the wind is blowing. Vertically the equation is the same as in the no wind case:

Eq 4. 
$$a_z = \frac{dv_z}{dt} = -g + \frac{F_0 A v_z^2 C_d}{M}$$

while in the direction of the wind:

Eq 5. 
$$a_x = \frac{dv_x}{dt} = \frac{F_0 A (v_w - v_x)^2 C_d}{M} - \frac{F_0 A v_x^2 C_d}{M}$$

where now  $v_w$  is the velocity of the wind and  $v_x$  is the velocity of the ice in the direction of the wind. The first term is the force on the windward side of the sheet and the second term is the force on the opposite side of the sheet due to normal wind resistance. The amount the ice travels in the direction of the wind depends on the thickness of the sheet, with thinner sheets traveling further. These equations have been solved to determine the amount of travel in the direction of the wind that the ice sheet would travel before impacting the ground. Again assuming a sheet 2m x 1m, the figure below shows the distance from the tower the ice sheet would fall for three different thicknesses and weights:

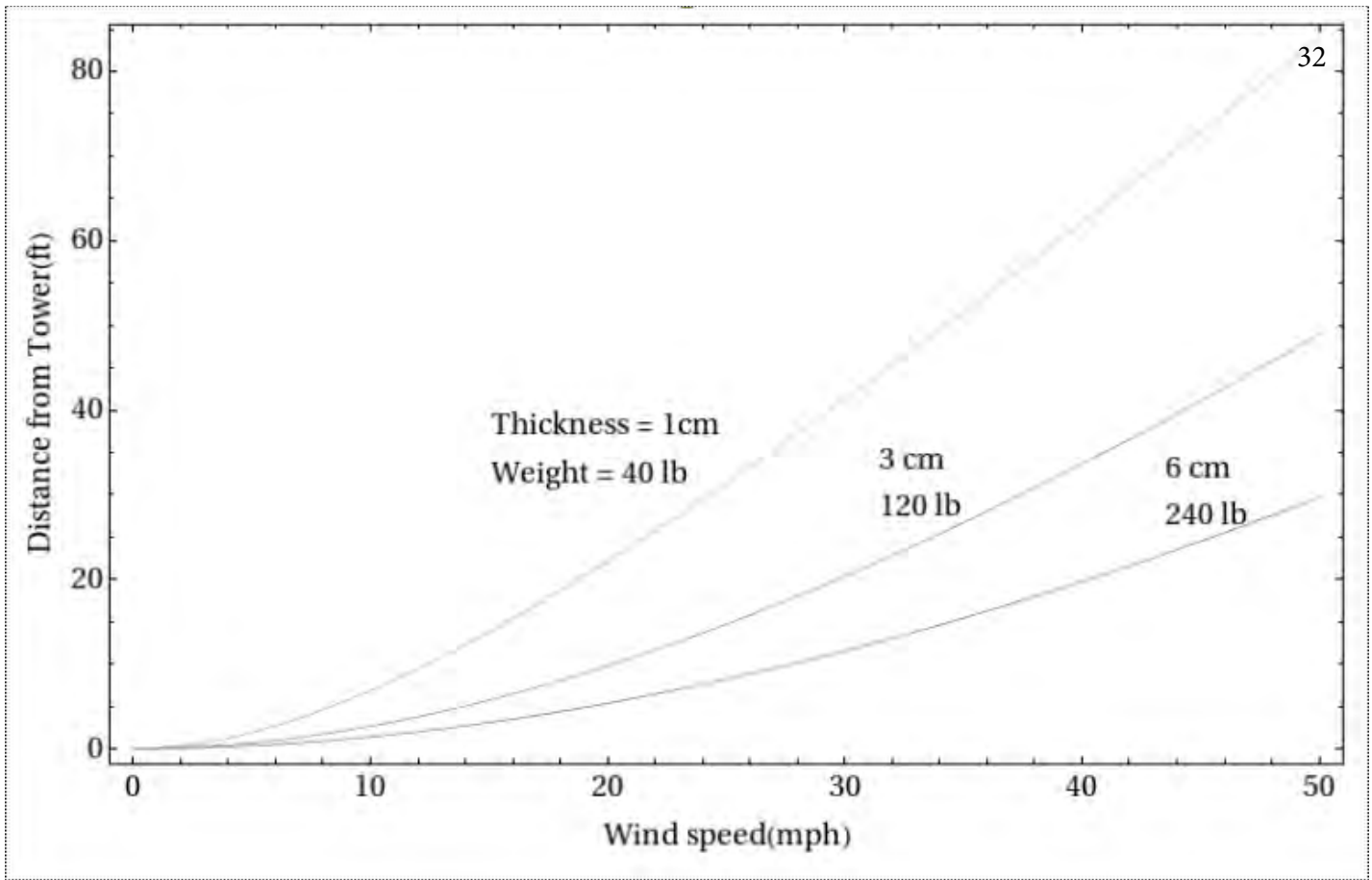


Figure 1. Distance of ice fall from tower vs wind-speed for three different thicknesses

As in the no wind case the ice sheet would be traveling at approximately 67 mph on impact. Obviously, thinner sheets could travel further from the tower.

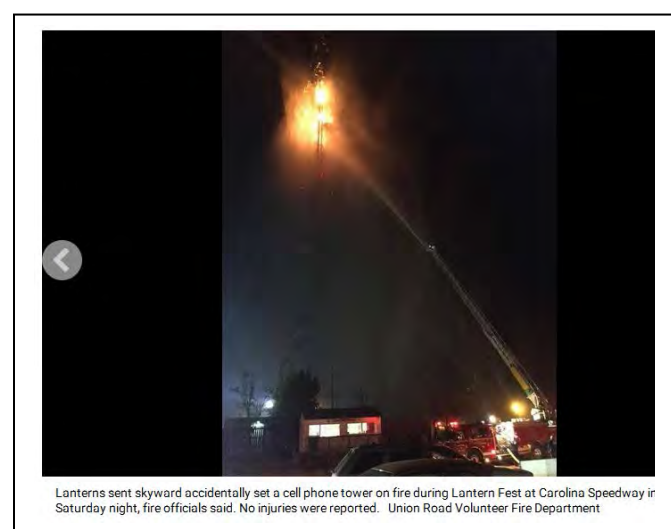
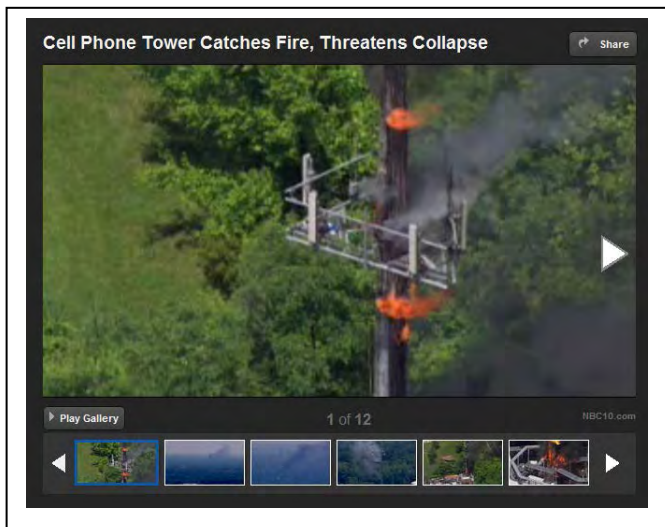
**Summary:** This analysis has shown that for one case, that of thin sheets of ice falling from the vertical part of the antenna structures, the ice fall can be a dangerous problem with the ice fragments weighing hundreds of pounds impacting the ground at almost 70 mph. It also shows that wind conditions can cause these fragments to fall as much as 80 feet from a 150 foot tower with smaller thinner sheets falling even further distances. Of course, as the photo to the right illustrates, in reality, the problem can be more complex with the ice fragments being composed of a combination of both snow and ice and the ice build up being more extensive than envisioned in this analysis with possibly more severe consequences. Therefore care must be taken in positioning these towers sufficiently distant from other structures and places where people may work and live.



\* Dr. Rogers received his Phd in theoretical solid stated physics from the University of California at Davis in 1977. Since then he has worked at IBM Research in Yorktown Heights NY for 27 years until retiring in 2005. Since then he has formed the company Symbiotic Designs and is developing cell phone applications and energy saving devices.



# Dangers of Cell Phone Towers Catching on Fire

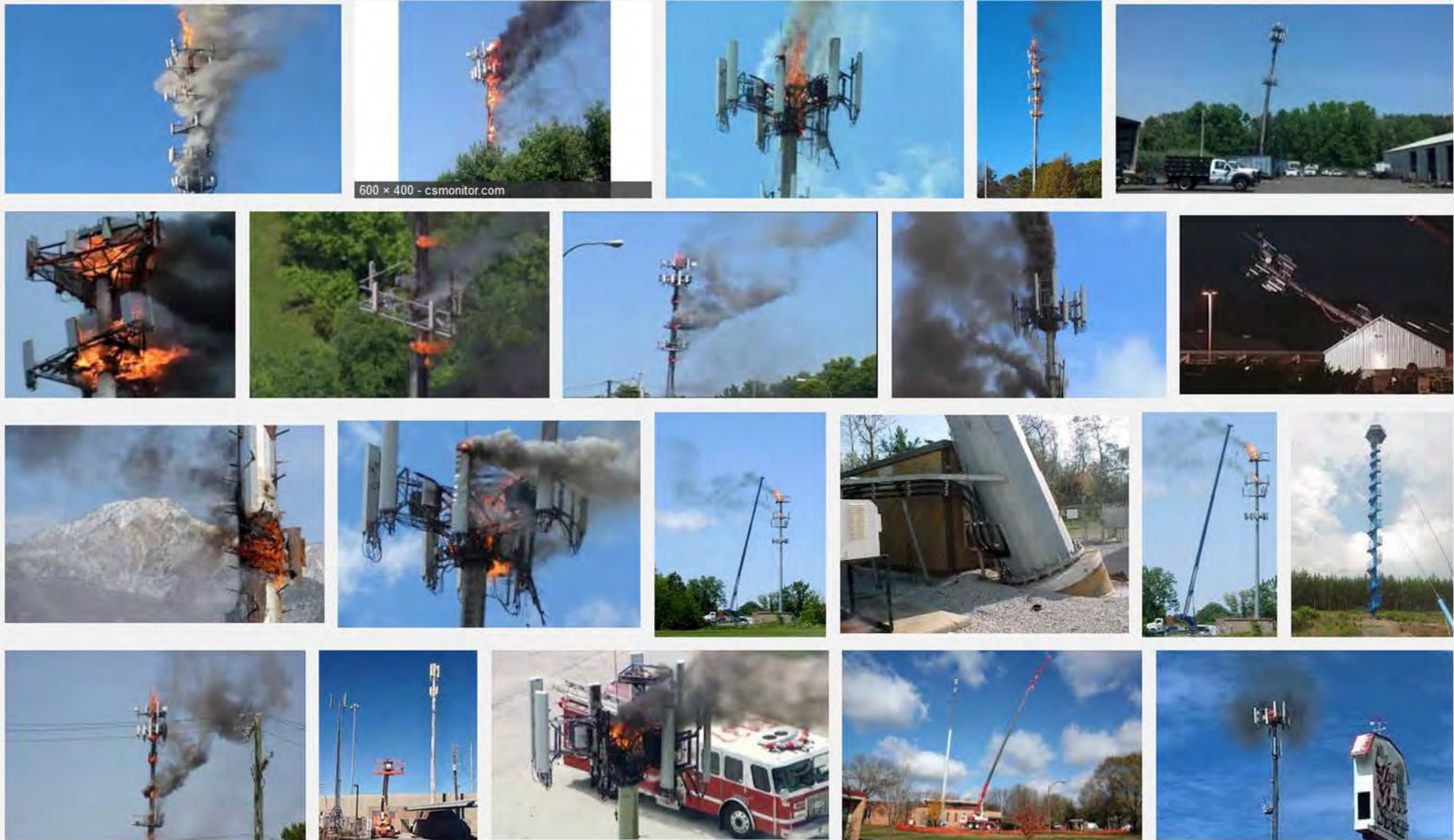




cell tower fire



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MPC August 13, 2015

Agenda Item # 56

Petitioning The Cell Phone Tower on Ridgecrest Drive in Knoxville, TN (MPC case 5-B-15-UR)

# Oppose the 150 Foot Telecom Tower on Ridgecrest and Martha Berry Dr.

Carrera Romanini TN



We, the undersigned, represent citizens opposed to the placement of a 150' Monopole Telecommunication Tower north of Ridgecrest Drive, south of Martha Berry Drive, and east of Hollyhock Lane. The proposed tower development would be in close proximity to many residential homes.

We, the undersigned, oppose the cell phone tower for reasons including, but not limited, to the following:

### Diminished Property Values and Neighborhood Character

We live in a beautiful and established area. A cell phone tower will mar the beauty and character of the neighborhood and decrease its desirability for residents and homebuyers alike. According to a 2005 study published in the Appraisal Journal, "the results of the sales analysis show prices of properties were reduced by around 21% after a CPBS [cell phone tower] was built in the neighborhood." There are many young families in the area who are trying to build wealth and their homes are their biggest asset. There are also a number of elderly people in the neighborhood, some of whom are on fixed incomes. The residents cannot afford to have our property values diminish by 20 or more percent. The properties to the north of the proposed lot on Martha Berry Drive risk the greatest property value losses, as these homes are among the highest elevations in the City and have magnificent views. A 150 foot Telecom Tower at only 168 feet from the nearest Martha Berry property would destroy these views and be catastrophic to the property values of

properties to the north side of the tower.

### INCREASE YOUR PETITION'S REACH

329 views in last 7 days  
↑ 78% previous week

Share this petition

148 supporters

52 needed to reach 200

Add a personal message (optional)

No Cell Phone Tower on Ridgecrest Drive in Fountain City...

Post to Facebook

TWITTER EMAIL

Sponsor an ad to show this petition to more potential supporters

Promote this petition

## **Risk of Unsafe Road Conditions and Decreased Pedestrian Safety**<sup>37</sup>

The location of the proposed cell phone tower is situated on a residential street with light residential traffic. If a cell phone tower is built, it could result in an increase in large commercial vehicle traffic. This increased traffic would make our roads less safe for drivers and could compromise the safety of the road for pedestrian use.

## **Environmental Threat for Wildlife**

The location of the proposed cell phone tower is an undeveloped wooded area. The area is home to a diversity of wildlife, all of whom will be negatively impacted by the building and upkeep of this tower. The tree clearings will destroy the homes of this wildlife and introduce harmful chemicals through paving and emissions from commercial vehicles that would access the tower. Additionally, the deforestation of the area could increase the risk of flooding and result in diminished water quality to this portion of the First Creek watershed. As local stewards of Fountain City, it is our responsibility to protect the flora and fauna from the deforestation and introduction of harmful chemicals into this natural ecosystem.

In summary, the neighborhood residents of the proposed tower location have much to lose with this proposed development. We urge the Planning Commission to act on our behalf to protect our neighborhood from this devastation by voting against the installation of the Telecom Tower.

Sincerely,

The concerned residents, homeowners, and others who have voluntarily signed this petition.

LETTER TO

The Cell Phone Tower on Ridgecrest Drive in Knoxville, TN (MPC case 5-B-15-UR)

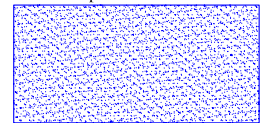
Oppose the building of 150' Monopole Telecommunication Tower on the northwest side of Ridgecrest Drive, east of Hollyhock Lane

### Cell Tower Opposition Map

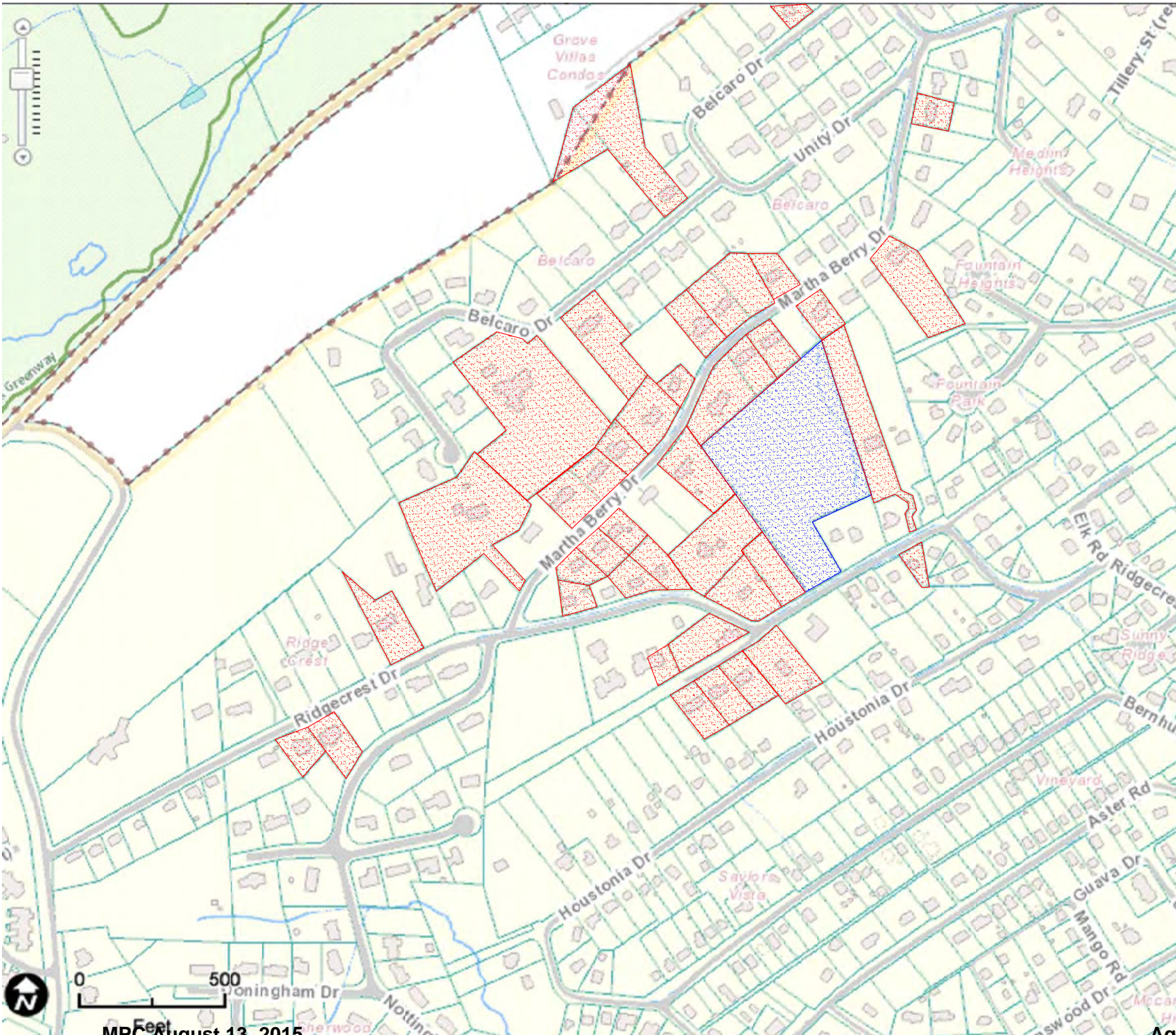
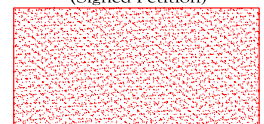
Knox County, Tennessee



Proposed Location



Opposed Residents (Signed Petition)



Map Courtesy of KGIS

**Petition Signers- 163 total**

<b>Name</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>	<b>Country</b>	<b>Signed On</b>
<b>Tennessee Signers- 131 total</b>					
Melody TenHagen	Knoxville	Tennessee	37938	United States	5/15/2015
Jennifer Harris	Knoxville	Tennessee	37938	United States	5/15/2015
Stephen TenHagen	Knoxville	Tennessee	37938	United States	5/24/2015
Jeneane Stomm	Knoxville	Tennessee	37938	United States	5/24/2015
Amanda Dykstra	Knoxville	Tennessee	37931	United States	5/21/2015
Donald Rickels	Knoxville	Tennessee	37927	United States	5/17/2015
Bonnie Hudson	Knoxville	Tennessee	37924	United States	5/21/2015
Katelyn Finney	Knoxville	Tennessee	37923	United States	5/15/2015
Lauren Bridges	Knoxville	Tennessee	37923	United States	5/29/2015
Marcy Souza	Knoxville	Tennessee	37922	United States	5/16/2015
Bobby Underdown	Knoxville	Tennessee	37921	United States	5/15/2015
Bobby Underdown	Knoxville	Tennessee	37921	United States	5/15/2015
Bobby Underdown	Knoxville	Tennessee	37921	United States	5/15/2015
Bobby Underdown	Knoxville	Tennessee	37921	United States	5/15/2015
Kathryn Edwards	Knoxville	Tennessee	37921	United States	5/29/2015
Josh Underdown	Knoxville	Tennessee	37921	United States	5/29/2015
Josh Underdown	Knoxville	Tennessee	37921	United States	5/29/2015
Cheryl Winter	Knoxville	Tennessee	37921	United States	6/1/2015
Michelle Woodbury	Friendsville	Tennessee	37920	United States	5/15/2015
Jessica Drum	Knoxville	Tennessee	37920	United States	5/16/2015
Ralph Harvey	Knoxville	Tennessee	37919	United States	5/15/2015
Elizabeth Craig	Knoxville	Tennessee	37919	United States	5/17/2015
Michelle Dalton	Knoxville	Tennessee	37919	United States	5/24/2015
Dylan Morrow	Knoxville	Tennessee	37919	United States	5/24/2015
Carrera Romanini	Knoxville	Tennessee	37918	United States	5/14/2015
William Romanini	Knoxville	Tennessee	37918	United States	5/14/2015
James Norris	Knoxville	Tennessee	37918	United States	5/15/2015
Amber Bradley	Knoxville	Tennessee	37918	United States	5/15/2015
Jaime Norris	Knoxville	Tennessee	37918	United States	5/15/2015
Melanie Rea	Knoxville	Tennessee	37918	United States	5/15/2015
Julie Anderson	Knoxville	Tennessee	37918	United States	5/15/2015
Teresa Fisher	Knoxville	Tennessee	37918	United States	5/15/2015
Tami Oakes	Knoxville	Tennessee	37918	United States	5/15/2015
Ruth Sapp	Knoxville	Tennessee	37918	United States	5/15/2015
Diane Carter	Knoxville	Tennessee	37918	United States	5/15/2015
John Duarte	Knoxville	Tennessee	37918	United States	5/15/2015

Michelle Manuel	Knoxville	Tennessee	37918	United States	5/16/2015
Sarah Ellenburg	Knoxville	Tennessee	37918	United States	5/16/2015
James Norris	Knoxville	Tennessee	37918	United States	5/15/2015
Rob Gordon	Knoxville	Tennessee	37918	United States	5/16/2015
Nancy Gordon	Knoxville	Tennessee	37918	United States	5/16/2015
ashley caruso	knoxville	Tennessee	37918	United States	5/16/2015
Amber smith	Knoxville	Tennessee	37918	United States	5/16/2015
Paul Johansen	Knoxville	Tennessee	37918	United States	5/16/2015
June Jones	Knoxville	Tennessee	37918	United States	5/17/2015
Michelle Woods	Knoxville	Tennessee	37918	United States	5/17/2015
Suzanne Matheny	Knoxville	Tennessee	37918	United States	5/17/2015
Robert Hillhouse	Knoxville	Tennessee	37918	United States	5/18/2015
Edward Harris	Knoxville	Tennessee	37918	United States	5/18/2015
Bob Davis	Knoxville	Tennessee	37918	United States	5/18/2015
Patricia Wagoner	Knoxville	Tennessee	37918	United States	5/18/2015
Mark Vendetta	Knoxville	Tennessee	37918	United States	5/19/2015
Genell Crawford	Knoxville	Tennessee	37918	United States	5/19/2015
Rachelle Peck-Baumann	Knoxville	Tennessee	37918	United States	5/19/2015
Spencer Harris	Knoxville	Tennessee	37918	United States	5/20/2015
Tammy Harris	Knoxville	Tennessee	37918	United States	5/20/2015
Erik Ingram	Knoxville	Tennessee	37918	United States	5/21/2015
Lawerance Ellenburg Jr	Knoxville	Tennessee	37918	United States	5/21/2015
Mary Lou Freeman	Knoxville	Tennessee	37918	United States	5/24/2015
Charles McLean	Knoxville	Tennessee	37918	United States	5/24/2015
Melinda Jones	Knoxville	Tennessee	37918	United States	5/25/2015
Pam Bennett	Knoxville	Tennessee	37918	United States	5/26/2015
Cindy Thomas	Knoxville	Tennessee	37918	United States	5/28/2015
Marvin Holtzclaw	Knoxville	Tennessee	37918	United States	5/28/2015
Hap Minhinnett	Knoxville	Tennessee	37918	United States	5/28/2015
Phyllis Severance	Knoxville	Tennessee	37918	United States	5/29/2015
Aaron Baumann	Knoxville	Tennessee	37918	United States	5/29/2015
John & Mary Lou Longmire	Knoxville	Tennessee	37918	United States	5/29/2015
Andrew Tessier	Knoxville	Tennessee	37918	United States	5/31/2015
Joh Morris	Knoxville	Tennessee	37918	United States	5/31/2015
Kristi Pendley	Knoxville	Tennessee	37918	United States	5/31/2015
Kevin Fujiwara	Knoxville	Tennessee	37918	United States	5/31/2015
Charlie Severance	Knoxville	Tennessee	37918	United States	5/31/2015
Erica Hydro	Knoxville	Tennessee	37918	United States	6/1/2015

Greg Owens	Knoxville	Tennessee	37918	United States	6/1/2015
Stan Hunter	Knoxville	Tennessee	37918	United States	6/1/2015
Deb Taylor	Knoxville	Tennessee	37918	United States	6/2/2015
Sara Miller	Knoxville	Tennessee	37918	United States	6/3/2015
William Earnheart	Knoxville	Tennessee	37918	United States	6/3/2015
Donald R. Lee	Knoxville	Tennessee	37918	United States	5/17/2015
Rhonda S. Lee	Knoxville	Tennessee	37918	United States	5/17/2015
Charli Riggs	Knoxville	Tennessee	37918	United States	5/17/2015
Carlene Malone	Knoxville	Tennessee	37918	United States	6/4/2015
Richard C. West	Knoxville	Tennessee	37918	United States	5/17/2015
Linda Harris	Knoxville	Tennessee	37918	United States	5/17/2015
Glenn Harris	Knoxville	Tennessee	37918	United States	5/17/2015
Ashley Bradfield	Knoxville	Tennessee	37918	United States	5/18/2015
Georgia Neilson	Knoxville	Tennessee	37918	United States	5/18/2015
James Haufe	Knoxville	Tennessee	37918	United States	6/4/2015
Mr & Mrs Tony Lewis	Knoxville	Tennessee	37918	United States	6/4/2015
Chris Cook	Knoxville	Tennessee	37918	United States	6/4/2015
Joseph P. Johnson	Knoxville	Tennessee	37918	United States	6/4/2015
Bobbie Johnson	Knoxville	Tennessee	37918	United States	6/4/2015
Robert Emory	Knoxville	Tennessee	37918	United States	6/4/2015
Matt Ferguson	Knoxville	Tennessee	37918	United States	6/4/2015
Deborah Enloe	Knoxville	Tennessee	37918	United States	6/4/2015
Orpha Leitch Brink	Knoxville	Tennessee	37918	United States	6/4/2015
Paul Newcomb	Knoxville	Tennessee	37918	United States	6/4/2015
Judy Newcomb	Knoxville	Tennessee	37918	United States	6/4/2015
William Thompson	Knoxville	Tennessee	37918	United States	6/4/2015
Trevor Guntermann	Knoxville	Tennessee	37915	United States	5/31/2015
Danielle radny	Knoxville	Tennessee	37914	United States	5/29/2015
Traci Lyle	Knoxville	Tennessee	37912	United States	5/15/2015
Heather castellaw	Knoxville	Tennessee	37912	United States	6/1/2015
Samantha Bartolomeo	Knoxville	Tennessee	37912	United States	6/1/2015
Sean Ford	Knoxville	Tennessee	37909	United States	5/15/2015
Tressie Brown	Walland	Tennessee	37886	United States	5/15/2015
Hannah DeBusk	Tazewell	Tennessee	37879	United States	5/24/2015
Diana Gresham	Talbott	Tennessee	37877	United States	5/17/2015
Nathaniel Cooper	Powell	Tennessee	37849	United States	5/27/2015
Chele Franxo	Powell	Tennessee	37849	United States	5/29/2015
Tammy Calloway	Powell	Tennessee	37849	United States	5/29/2015
Tina Greer	Mosheim	Tennessee	37818	United States	5/16/2015
Jessica Ducote	Morristown	Tennessee	37814	United States	5/27/2015
Jessica Gupton	Maryville	Tennessee	37803	United States	5/16/2015



Daniel Smith	Lenoir City	Tennessee	37771	United States	5/24/2015
Robin Bell	Rocky Top	Tennessee	37769	United States	5/17/2015
Jason James	La Follette	Tennessee	37766	United States	5/25/2015
Mindy Wheaton	Jefferson City	Tennessee	37760	United States	5/16/2015
Julie Chitwood	Jefferson City	Tennessee	37760	United States	5/18/2015
Crystal McAlvin	Greenback	Tennessee	37742	United States	5/29/2015
Seth owens	Dandridge	Tennessee	37725	United States	5/29/2015
Regina Dalton	Corryton	Tennessee	37721	United States	5/16/2015
Kara Disbrow	Corryton	Tennessee	37721	United States	5/17/2015
Beverly Humphreys	Elizabethton	Tennessee	37643	United States	5/24/2015
Robin Thomas	Bristol	Tennessee	37620	United States	5/24/2015
April berg	Johnson City	Tennessee	37604	United States	5/15/2015
Karen Conner	Johnson City	Tennessee	37604	United States	5/15/2015
James Norris	Johnson City	Tennessee	37601	United States	5/16/2015
Allison williams	Johnson City	Tennessee	37601	United States	5/24/2015
Angela Willis	Whitwell	Tennessee	37397	United States	5/24/2015
Martha Stamper	Hendersonville	Tennessee	37075	United States	5/19/2015
<b>United States Signers (Minus TN)- 17 total</b>					
Delora Cook	Madison	Alabama	35758	United States	5/28/2015
Barbara Gibson	Black Mountain	North Carolina	28711	United States	5/18/2015
Hayley Nelson	Springfield	Virginia	22153	United States	5/16/2015
Michael Triplett	Springfield	Virginia	22153	United States	5/17/2015
Tammy Tomasello	Waldorf	Maryland	20602	United States	5/16/2015
Danielle Peereboom	Philadelphia	Pennsylvania	19104	United States	5/15/2015
Concerned Citizen	New City	New York		United States	5/18/2015
Natalie Van Leekwijck	Beaverton	Oregon	97005	United States	5/15/2015
Chantal Buslot	Hasselt	Texas	78753	United States	5/15/2015
Heather Phillips	Markham	Texas	77456	United States	5/17/2015
Melissa Arnold	Tulsa	Oklahoma	74115	United States	5/16/2015
Bobbi Parsley	Atwood	Illinois	61913	United States	5/15/2015
Maryann Staron	Evergreen Park	Illinois	60805	United States	5/16/2015
Ryanne Hale	Dayton	Ohio	45459	United States	5/20/2015
Bill Powell	Oberlin	Ohio	44074	United States	5/18/2015
Bob Gatton	Elizabethtown	Kentucky	42701	United States	5/28/2015
Susan Tims	Tupelo	Mississippi	38804	United States	5/31/2015
carolyn barnes	Greene	New York	13778	United States	5/15/2015
<b>International Signers- 13 total</b>					
Marco Baracca	Milano		20142	Italy	5/16/2015

Dieter Reger	Nürnberg		90473	Germany	5/15/2015
Kristina Sedic	Zagreb		10000	Croatia	5/15/2015
Leigh Saunders	Hastings		4122	New Zealand	5/15/2015
Elisabeth Bechmann	St. Pölten		3100	Austria	5/15/2015
Jasmina Cuk	Solna			Sweden	5/15/2015
Willem Kom	Hoogezand			Netherlands	5/15/2015
Monique Angela Buijs	Hoorn	Noord-Holland		Netherlands	5/15/2015
AnnMarie Hodgson	Barrie, Ontario			Canada	5/15/2015
Torina Tan	Vancouver			Canada	5/16/2015
Zairê de Fatima Weisheimer	Gravataí			Brazil	5/17/2015
Magali Collart	Namur			Belgium	5/31/2015
ADRIANA CADENA TÉLLEZ	Mexico City		54985	Mexico	5/16/2015

# Comments

Name	Location	Date	Comment
James Norris	Knoxville, TN	2015-05-15	I am a resident of this community and directly affected by this tower. I am strongly opposed to this tower.
Jaime Norris	Knoxville, TN	2015-05-15	I don't want this tower in our neighborhood!
Danielle Peereboom	Philadelphiha, PA	2015-05-15	These large towers should not be placed in residential areas with wooded areas and wildlife.
Melanie Rea	Knoxville, TN	2015-05-15	I am highly opposed to this tower. My family has owned this home since the 1950's and 3 generations have enjoyed the bird calls and the sounds and sight of owls, songbirds, and woodpeckers in this wooded wildlife haven. I am a licensed Realtor and it is a fact that property values around a cell tower face steep declines. I know agents who wouldn't even accept a listing for a home near a cell tower. A recent real estate poll showed that 79% of buyers would not even consider buying a home near a cell phone tower, no matter the price. That is a huge number of potential buyers to lose if residents were to try and sell their home, no matter how nice the home or what improvements have been made.
Michelle Woodbury	Friendsville, TN	2015-05-15	I have a friend that lives on Ridgecrest Drive and they enjoy the beauty there , and putting that up will make it ugly it that area and take away the niceness of the area . also they shouldn't have to lose the value of there homes .
Teresa Fisher	Knoxville, TN	2015-05-15	I live there and I have no problems with cell phone coverage, nor have my neighbors. Why would we add another tower?
Tressie Brown	Walland, TN	2015-05-15	I don't want it to block my friends views and the area needs to keep what woods are left. Woods are going away and that takes the wood creatures also which is all bad for our state.
Ralph Harvey	Knoxville, TN	2015-05-15	I lived in this neighborhood as a child and I appreciate preservation of the natural environment still found here.
Tammy Tomasello	Waldorf, MD	2015-05-16	The neighborhood should have a say. And there are many remote areas where cell towers could go
Sarah Ellenburg	Knoxville, TN	2015-05-16	I am a Ridgecrest resident and will face property depreciation as result of the tower.
Regina Dalton	Corryton, TN	2015-05-16	eyesore and more exposure from emf to nearby residents
Jessica Drum	Knoxville, TN	2015-05-16	I'm signing because this tower will negatively affect the neighborhood if the it is built. It is unfair to the homeowners of this neighborhood, to decrease their property values by placing a non-essential phone tower.
Tina Greer	Knoxville, TN	2015-05-16	there should not be a cell tower placed on Ridgecrest.
Rob Gordon	Knoxville, TN	2015-05-16	I moved here about two years specifically picking this neighborhood because of it's quaintness.'Never expecting something like this to try to change it. I have children and grandchildren that someday may live in this house. A tower like that might change their mind.
Nancy Gordon	Knoxville, TN	2015-05-16	This is our home for our family and our neighbors; that is being threatened by a cell tower, that would change our neighborhood forever. We ask you to reconsider.
june JONES	Knoxville, TN	2015-05-17	my neighborhood!!
Michelle Woods	Knoxville, TN	2015-05-17	Do not want this in the neighborhood.

Name	Location	Date	Comment	45
Suzanne Matheny	Knoxville, TN	2015-05-17	Concerns for negative effect of a 150' tower on the natural landscape and wildlife, potential health risks, property value and overall neighborhood morale and quality of life. A 150' tower does not belong in a neighborhood!	
Robin Bell	Lake City, TN	2015-05-17	This is in the community where I teach.	
Elizabeth Craig	Knoxville, TN	2015-05-17	suort for prople on that area	
Barbara Gibson	Black Mountain, NC	2015-05-18	I support any effort to make living better for the world's citizens, and a friend of mine lives in this neighborhood.	
Bill Powell	Oberlin, OH	2015-05-18	I remember this beautiful village and hope and wish it will stay this way. The tower just doesn't fit!	
Bob Davis	Knoxville, TN	2015-05-18	A cell tower is very inappropriate in this residential area.	
Martha Stamper	Hendersonville, TN	2015-05-19	This is the neighborhood that I lived in back in the mid to late 60s. I taught at Fountain City Elementary and took my young boys to that beautiful park. Great memories of a wonderful life there. A large tower is not welcome in that area.	
Mark Vendetta	Knoxville, TN	2015-05-19	I share the same comments. We moved from out of state to live in this beautiful community and to destroy the natural beauty and diminish our property values are a crime.	
Genell Crawford	Knoxville, TN	2015-05-19	I do not want this cell tower in my neighborhood. This will decrease my property value!!!!!!	
Rachelle Peck-Baumann	Leesburg, VA	2015-05-20	I live in this beautiful established neighborhood on the Dogwood Trail, and a huge ugly tower would be detrimental to property values, the lovingly maintained homes, and the gorgeous mountain view while driving up Martha Berry. Please do not build an unneeded tower in our established Dogwood Trail neighborhood!	
Spencer Harris	Knoxville, TN	2015-05-20	I hate to see another beautiful area of our community tarnished by industrial trash.	
Erik Ingram	Knoxville, TN	2015-05-21	It is simply wrong to risk someone's health or cause their property values to drop for the profit of another. This kind of selfish greed has corrupted and ruined our country.	
Lawerance Ellenburg Jr	Knoxville, TN	2015-05-21	I oppose the rezoning of the Ridgecrest Lot and construction of the tower due to the disruption and damage to our valued residential community.	
Mary Lou Freeman	Knoxville, TN	2015-05-24	I live a few doors down from this proposed cell tower site and do not want the devaluation of my property. If a tower must go up - it needs to be NOT in the middle of a residential neighborhood.	
Jessica Ducote	Morristown, TN	2015-05-27	I don't want to see my friends home value diminished and the beauty of the neighborhood destroyed!	
delora cook	Madison, AL	2015-05-28	I feel this is not an appropriate structure for a residential neighborhood.	
Cindy Thomas	Knoxville, TN	2015-05-28	I am a home owner. I do not want the value of my property to decrease. The construction process will effect the quality of living for all if the home owners in the area.	
Marvin Holtzclaw	Knoxville, TN	2015-05-28	Our neighbor hood is on the Dogwood trail, it bad enough to see the towers on Sharp's Ridge. Could this group tie into those towers. Do the individuals who own the land even live in the visible area? Please see our side to have to look at this forever.	
Hap Minhinnett	Knoxville, TN	2015-05-28	I am opposed to rezoning our residential neighborhood	
Lauren Bridges	Knoxville, TN	2015-05-29	My grandparents and some friends live there, it ruins a neighborhood. Don't do it.	

Name	Location	Date	Comment
Josh Underdown	Knoxville, TN	2015-05-29	Several of our friends live in the area and would be negatively effected by the installation of this tower.
susan tims	Tupelo, MS	2015-05-31	my son and his wife live in this neighborhood
Kristi Pendley	Knoxville, TN	2015-05-31	I live on this ridge and risk having our home value decrease and out view obscured... This is why we bought in this beautiful neighborhood!
Charlie Severance	Knoxville, TN	2015-05-31	Cell towers are extremely dangerous. We have pictures of cell towers that catch on fire. Cell towers that fall over in 65 MPH winds, which we have on Martha Berry Dr. Ice can form on cell towers. If ice forms on a cell tower height of 150 ft. and falls, it would reach a velocity of 67 MPH. Therefore, care must be taken in positioning these towers to place them sufficient distant from other structures and places where people may live and work. Please take care of your citizens and not Corporate America's financial pocket.
Cheryl Winter	Knoxville, TN	2015-06-01	Enough of compromising residential neighborhoods
Deb Taylor	Knoxville, TN	2015-06-02	I think this would detract from the views and the property values in the neighborhood
Sara Miller	Christiansburg, VA	2015-06-03	I want to stop another ugly thing from happening in my community. Destroying a beautiful historic home, adding more fast food and gym chains, now this...really??? Not if we can change it.
William Thompson	Knoxville, TN	2015-06-04	This is a well established neighborhood. There are other locations available not so near to an established neighborhood.
Erin Daoust	Knoxville, TN	2015-06-08	I don't want a cell tower in my back yard.

## Our Neighborhoods: The Tale of Two Towers



Photo by Mike Steely

Can you go anywhere in Knox County without seeing a cell tower in the distance? This one is located in the Corryton area, rising high above the Clapp's Chapel Cemetery.

By Mike Steely

steelym@knoxfocus.com

Suppose you live in a nice neighborhood and you learn a cell tower is being planned there, right smack in the middle of homes and on a high point where it would be very visible. What would you do?

It's a continuing problem for neighborhoods as more and more cell phones are in use and more and more companies compete to provide service.

Such is the dilemma now facing two Knox County neighborhoods. Although they are across town from each other, both share concerns about how a cell phone tower would affect property values, traffic and the general appearance of their neighborhoods.

The neighborhoods of Lakemoor Hills and, across town, Martha Berry are both facing proposed cell towers in the midst of homes there.

A third neighborhood, Sequoyah Hills, is concerned about the proposed Lakemoor tower because it would be directly across the lake from their homes and very visible.

### Lakemoor Hills

Lakemoor Hills has been called "Sequoyah South" because the upscale neighborhood faces Sequoyah Hills and the Cherokee Country Club just across the lake. The neighborhood sits on a peninsula that you reach from Alcoa Highway by either Mont Lake Drive or Maloney Road and residents there like the location. Part of that area is in the city and part is in the county.

"We call it the quiet side of the river," said John Haynes, secretary of the Lakemoor Home Owners Association. He's one of the founders of the association and one of the opponents to a cell tower proposed there. The association's president is Dick Graf, vice-president is Rosanne Wilkerson, and Bill Stoess is treasurer.

The well organized group has various committees to oversee beautification, security, health, KUB and an Alcoa Highway Committee.

Support is growing against the 190-foot T-Mobile tower and recently members of the Lakemoor and Sequoyah Hills neighborhoods met with an attorney for the cell tower company. The tower would be unlit and the company is proposing a "balloon test" there so residents can see the height of the tower.

"They don't really need it (the tower)" Haynes said, adding, "We're strictly residential."

Opponents at Lakemoor Hills stress that the tower's possible location intrudes on three historic sites: Speedwell Manor, Sequoyah Hills Park and Cherokee Boulevard, and Lyon's View Pike District.

"We've got some pointed questions," Haynes said, adding that the tower request at the planning commission has already been delayed twice. Currently it looks as if the tower request goes to the planning commission in July.

Lakemoor Hills residents love the scenery and lake frontage there and sacrifice convenient shopping and eating locations to live there. They don't mind the drive out of the neighborhood onto Alcoa Highway and often dine at restaurants at the airport or head downtown or to West Knoxville.

"It is obvious the overwhelming sentiment of the neighbors is against the tower," Haynes.

The neighborhood association meets at the Lake Hills Presbyterian Church and the area is on the Dogwood Trail. You can contact the neighborhood at "Lakemoorhillshoa.org" or "No Cell Tower in Lakemoor Hills" on Facebook.

#### Martha Berry

Across town the residents of the Martha Berry and Ridgecrest neighborhoods are facing the placement of a 150-foot monopole telecommunications tower at 2119 Ridgecrest Drive, south of Martha Berry Drive and east of Hollyhock Lane, in close proximity of many homes there.

Also on the Dogwood Trail the neighborhood is located atop the ridge northwest of Gresham Middle School. In the valley to the north are Rifle Range Road and Dry Gap Road. Carrera Romanini has a petition against the tower and Ron Gordon is involved in the opposition to the structure.

"We live in a beautiful and established area," the online petition reads "A cell phone tower will mar the beauty and character of the neighborhood and decrease its desirability for residents and homebuyers alike."

Many elder residents in the neighborhood live on fixed incomes and opponents of the towers are concerned about a decrease in property values. Homes to the north of Martha Berry are among the highest elevation in the city and have fantastic views. The proposed tower is only 168 feet from the nearest property.

Opponents say the tower would increase commercial traffic there on what now only carries light residential traffic and would be a threat to wildlife through the destruction of trees and ground disturbance. Gordon recently posted lots of information on the internet about possible explosion of towers, the health hazards, and information about what other jurisdictions and neighborhoods have done to stop the construction of towers.

The question may go before the Metropolitan Planning Commission on June 11 after being postponed once and residents are being urged to voice their opposition by attending the meeting or by contacting the planning commission.

The builder, Branch Towers, proposes an 8-foot security fence on the 5.7-acre site and the tower would initially have four telecommunication antennas. A 16-foot wide paved road would be built to access the tower. If approved by the planning commission for the R-1 (Residential) neighborhood the matter would then go before City Council for approval or denial.

The Top of the Ridge Neighborhood Watch is involved with the effort to stop the tower. Suzanne Matheny of 1710 Ridgecrest is the contact for the group. You can also find the neighborhood on Facebook and sign the petition.



**Like** **Share** [Sign Up](#) to see what your friends like.



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2. [Our Neighborhoods: Knoxville neighborhoods participate in national event](#)
3. [Our Neighborhoods: WEST KNOXVILLE](#)

# Neighbors oppose cell tower

## ■ Fountain City group to attend MPC

By MJ Slaby  
mj.slaby@knoxnews.com  
865-342-6305

The view from porches in Fountain City is wooded and scenic, but a cellphone tower soon could be added to that view.

A 150-foot monopole telecommunication tower — a single, vertical pole — owned by Branch Towers LLC and used for T-Mobile coverage, as well as a paved access road, is proposed for the northwest side of

Ridgecrest Drive, east of Hollyhock Lane in Fountain City.

After postponing the vote from the May meeting, the Metropolitan Planning Commission is scheduled to vote June 11 whether to approve that site for the tower.

But neighbors are joining together to show opposition and plan to attend the meeting to voice their concerns.

"Why are they choosing a neighborhood?" neighbor Jaime Norris asked. "We're all totally against it."

Along with impeding the view, Norris said adding a cell tower could decrease property values and

lower resale opportunities. Roughly 120 current and former residents have signed Change.org and paper petitions opposing the tower.

Norris and others also have urged neighbors to contact MPC commissioners, join a Martha Berry-Ridgecrest Community-Action Network Facebook page and attend the MPC meeting.

"Don't just be upset about it, take action," neighbor Carrera Romani said. "My perception is we're a pretty passionate group."

Mark Wilson, T-Mobile national external affairs manager, said the site was

chosen to solve coverage issues where there have been customer complaints. And he said that's typically in residential areas where people use their cellphones for calls and data as well as in emergencies.

MPC Commissioner Michael Kane said the commissioners have received emails and calls from neighbors who are concerned about property values and resale. Those are the same concerns that have arisen with cell towers in neighborhoods before, Kane said.

Although it's always the first choice to use an existing tower or structure, there was nothing tall

enough in this case, Wilson said.

He added that the monopole is not the typical cell tower and is the "least visibly obtrusive" option.

Kane said the commissioners will use the materials presented to them from both sides to see if the tower will meet guidelines. One of those guidelines Kane expects commissioners to key in on is seeing if an existing tower is available to use instead of building a new tower.

And neighbors are hopeful for a solution that won't ruin their scenic view.

"We picked this neighborhood for a reason," Norris said.





Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Case Number 5-B-15-UR**

1 message

Steven Brummette &lt;stevenbrummette@knology.net&gt;

Mon, Jun 8, 2015 at 10:50 PM

Reply-To: stevenbrummette@knology.net

To: Commission@knoxmpc.org

Hello,

My name is Steven Brummette and my address is 2300 Belcaro Dr., 37918. I am very close to the proposed tower location. I would ask the tower not be permitted to be erected. My primary reason is the damage it would do to local property values and the ruin it would bring to the Black Oak Ridge skyline.

Very often I exit I-640 at Broadway heading north coming home home and in doing so see the full Black Oak Ridge skyline. It will never be the same if the tower is erected.

Also, I see so many other local ridges that would seem more appropriate than this one with its residential population. There is Sharps Ridge, the one just North of I-640, and the one past Black Oak Ridge that is not populated as it serves as a backdrop for the rifle range. Why can't the tower go in one of these other locations?

Thank you for your consideration,

Steven Brummette  
2300 Belcaro Dr.  
Knoxville, TN 37918

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] JUNE 11TH MEETING - VOTING NO TO CELL TOWER**

1 message

tab\_neilson2003@comcast.net &lt;tab\_neilson2003@comcast.net&gt;

Tue, Jun 9, 2015 at 1:59 PM

Reply-To: tab\_neilson2003@comcast.net

To: commission@knoxmpc.org

Attn: Knoxville Metropolitan Planning Commission

Subject: Cell Phone Tower Proposal for Martha Berry Drive, Knoxville, TN

On behalf of my mother, Georgia Neilson, she and I both are VOTING NO to the cell phone tower. My mother has been a homeowner on Martha Berry Drive for over 40 years. She has worked very hard to maintain her property and ensure its value. A cell phone tower would decrease the real estate values of these property owners on Martha Berry Drive which would cost my mother and everyone this area a lot of hard earned money when property goes for sale.

She also enjoys her beautiful natural views of north Knoxville and the mountains. A cell phone tower not only would decrease our property values on Martha Berry Drive and the adjoining streets nearby, but would also detract from the natural beauty of our area. My mother does not want to sit on her front porch to look at a cell tower. She instead wants to see the landscape of north Knoxville and the beautiful Smoky Mountains in the distance.

The cell phone tower should not be installed on Martha Berry or any other streets within our view. Instead, look at the undeveloped hill side BEHIND Martha Berry and BelCaro Drives. There is plenty of undeveloped land on the hillside behind our street, on the Rifle Range side. A cell tower could be installed at that location, which would not be in the way of our views and would not interfere with our property values. This location behind our street on Rifle Range would serve your purpose of a cell phone tower.

If you care about our beauty of north Knoxville and our property values, you WILL NOT install a cell phone tower in our neighborhood.

Sincerely,  
Tabitha Neilson - daughter of Georgia Neilson

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] JUNE 11TH MEETING - VOTING NO TO CELL TOWER**

1 message

tab\_neilson2003@comcast.net &lt;tab\_neilson2003@comcast.net&gt;

Tue, Jun 9, 2015 at 1:59 PM

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Subject: Cell Phone Tower Proposal for Martha Berry Drive, Knoxville, TN

On behalf of my mother, Georgia Neilson, she and I both are VOTING NO to the cell phone tower. My mother has been a homeowner on Martha Berry Drive for over 40 years. She has worked very hard to maintain her property and ensure its value. A cell phone tower would decrease the real estate values of these property owners on Martha Berry Drive which would cost my mother and everyone this area a lot of hard earned money when property goes for sale.

She also enjoys her beautiful natural views of north Knoxville and the mountains. A cell phone tower not only would decrease our property values on Martha Berry Drive and the adjoining streets nearby, but would also detract from the natural beauty of our area. My mother does not want to sit on her front porch to look at a cell tower. She instead wants to see the landscape of north Knoxville and the beautiful Smoky Mountains in the distance.

The cell phone tower should not be installed on Martha Berry or any other streets within our view. Instead, look at the undeveloped hill side BEHIND Martha Berry and BelCaro Drives. There is plenty of undeveloped land on the hillside behind our street, on the Rifle Range side. A cell tower could be installed at that location, which would not be in the way of our views and would not interfere with our property values. This location behind our street on Rifle Range would serve your purpose of a cell phone tower.

If you care about our beauty of north Knoxville and our property values, you WILL NOT install a cell phone tower in our neighborhood.

Sincerely,  
Tabitha Neilson - daughter of Georgia Neilson

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] May 14 Agenda Item: Proposed Telecommunication Tower - Ridgecrest Drive, 37918**

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S Matheny <szmatheny@gmail.com>  
Reply-To: szmatheny@gmail.com  
To: commission@knoxmpc.org

Sat, Jun 6, 2015 at 11:42 PM

RE: BRANCH TOWERS 5-B-15-UR Northwest side of Ridgecrest Dr., east of Hollyhock Ln.  
Proposed use: 150' Monopole Telecommunication Tower in R-1 (Low Density Residential) District. Council District 4.

Dear Commissioners:

I would like to add a brief postscript to my earlier e-mail of May 5.

I have lived in this neighborhood for 14 years and am co-chair of our Top of the Ridge Neighborhood Watch which encompasses Martha Berry, Ridgecrest and Sherwood Forest residences.

- In all my years here I have never seen or experienced my neighbors to be so truly disheartened, discouraged and upset over an issue. I would even describe the mood and feelings not unlike a grieving process. It is real and it is palpable; it is literally depressing for all the myriad reasons so many are expressing. Dreams and hopes for a certain quality of life are threatened.

Our neighborhood is classified as a "sensitive" and "avoidance" area. Surely there are other possibilities more appropriate for this tower. Please insist that a more appropriate alternative area be located.

And, please do not discount the importance of the emotional impact - short and long term - this is having on us, as individuals, young and old, long time and new residents.

With respect,

Suzanne Matheny  
Co-Chair, Top of the Ridge Neighborhood Watch  
(865) 689-3147

[Quoted text hidden]

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Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Case #5-B-15-UR**

1 message

Diana McDonald &lt;mcdontc@comcast.net&gt;

Sun, Jun 7, 2015 at 9:15 PM

Reply-To: mcdontc@comcast.net

To: commission@knoxmpc.org

Hello. We are the McDonald family living on Belcaro Drive (just up the road from Martha Berry Drive). I am emailing you to let you know of our opposition to the proposed telecom tower to be built on Ridgecrest Drive/Martha Berry.

We do NOT want the tower to be built at this location which is directly on the Fountain City Dogwood Trail. It would completely take away from the natural beauty of this Fountain City neighborhood. Please take every precaution necessary to see that this tower is not built at this location.

Thank you for your attention to this important matter.

Tim & Diana McDonald

Josh, Spencer, Amanda, & Megan

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

**FOUNTAIN CITY TOWN HALL, INC.**  
**PO BOX 18001**  
**KNOXVILLE, TN 37928-8001**

June 6, 2015

**5-B-15-UR: Branch, Telecommunications Tower, NW Side of Ridgecrest Drive, East of Hollyhock Lane**

Dear Commissioner:

The Board of Fountain City Town Hall, Inc., respectfully requests that the above captioned cell tower application be postponed until a thorough search and analysis is conducted of less intrusive sites that could meet the service needs.

We understand that federal regulations limit the actions of local government regarding cell towers. However, all regulations, including the adopted **Wireless Communications Facilities Plan**, recognize that every effort should be made to place towers in the most unobtrusive locations possible in our community while meeting service needs.

The proposed location is in an **Avoidance and/or Sensitive** site category based on site characteristics specifically noted in the Wireless Communications Facilities Plan. The site is on a ridge, on an undeveloped residential lot in the middle of an R-1, low-density residential neighborhood. This is an area where many neighbors purchased homes to enjoy the view from atop a ridge.

Unfortunately, at the June 4 meeting at the Lion's Club the representatives from Branch, while polite and likeable, were not engineers and were unable to answer specific questions regarding less intrusive sites.

Citizens in attendance suggested several specific, less intrusive locations be considered. The meeting ended with Branch representatives promising that they would indeed follow-up with an analysis of those sites and requesting that citizens phone in additional potential sites. To our amazement, a Branch representative pointed out that members of the community, not Branch, know the area best regarding potential telecommunication tower sites, and therefore the citizens should suggest telecommunication tower locations for consideration.

Assuming Branch is actually willing to consider other sites, it would seem necessary to allow a reasonable amount of time for the investigation and to meet with the community regarding its findings.

We realize that Mr. Perry, MPC's consultant, concluded in his 3-26-15 Report to MPC, that *"In light of the review of Documents...the applicant meets all requirements of the Ordinance and federal requirements...."* However, it must be recognized that Mr. Perry's service to MPC is limited.

That service does **not** include an independent search for, and identification of, other potentially suitable locations. And, even though the application's proposed site is in an Avoidance and/or Sensitive category, the consultant's scope of service to MPC does **not** include requesting or requiring the applicant provide documentation that less intrusive locations have been considered.

As a result, the only less intrusive sites reported by and rejected by the applicant, were existing towers, the easiest locations to identify and exclude.

Given the fact that the site is in the Avoidance and/or Sensitive category of the adopted Wireless Communications Facilities Plan, the residents of the community deserve every assurance that less intrusive sites have been thoroughly considered.

For this reason we ask that the application be postponed.

If the application is not postponed or denied, approval should be conditioned to require the least intrusive tower design for the location. Waivers of required landscaping should not be granted.

Thank you for considering our request.

Sincerely,

Charlotte Davis and Carlene Malone, Co-Chairs, Land Use Committee



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Cell tower fountain city**

1 message

Kate Buckley &lt;kateshakes@gmail.com&gt;

Sun, Jul 26, 2015 at 6:11 PM

Reply-To: kateshakes@gmail.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

Dear Commissioners,

Please do. It allow the ruin of our neighborhood in Fountain City due to the potential building of a cell phone tower. Do not let corporate greed super-cede your interest in wildlife, property values, natural surroundings and the lifestyle of the people you are serving.

Please vote no for this tower.

Kate Buckley  
Westchester Drive  
Fountain City

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)