

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

► **FILE #:** 6-G-15-UR

**AGENDA ITEM #:** 37

**AGENDA DATE:** 6/11/2015

► **APPLICANT:** **BRANCH TOWERS**

**OWNER(S):** Baker A Tupper & Lynn Trustees

**TAX ID NUMBER:** 121 F C 001

[View map on KGIS](#)

**JURISDICTION:** County Commission District 9

**STREET ADDRESS:** 3509 Blow Dr

► **LOCATION:** **Southwest side of Blow Dr., southeast side of Ferry Rd.**

► **APPX. SIZE OF TRACT:** **4.93 acres**

**SECTOR PLAN:** South County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Blow Dr., a local street with a 17' pavement width within a 50' right-of-way.

**UTILITIES:** Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

**WATERSHED:** Tennessee River

► **ZONING:** **A (Agricultural)**

► **EXISTING LAND USE:** **Residence**

► **PROPOSED USE:** **190' Monopole Telecommunications Tower**

**HISTORY OF ZONING:** None noted

**SURROUNDING LAND** North: Residences / A (Agricultural)

**USE AND ZONING:** South: Residences / A (Agricultural)

East: Residences / A (Agricultural)

West: Residences / A (Agricultural)

**NEIGHBORHOOD CONTEXT:** The proposed site is located in an established low density residential neighborhood.

## STAFF RECOMMENDATION:

► **POSTPONE until the July 9, 2015 MPC meeting as requested by the applicant's attorney.**

The applicant has requested postponement to allow additional time to address comments from staff.

## COMMENTS:

This is a request for a new 190' monopole commercial telecommunications tower to be located within a 10,000 square foot lease area located on a portion of a 4.93 acre tract. The subject property is zoned A (Agricultural) and telecommunication towers are considered as a use on review in this district. Access to the site is by an easement off of Blow Drive, a local street. The driveway is required to meet the Utility Access Driveway standards of the Knox County Fire Prevention Bureau which requires a 16' wide paved access driveway.

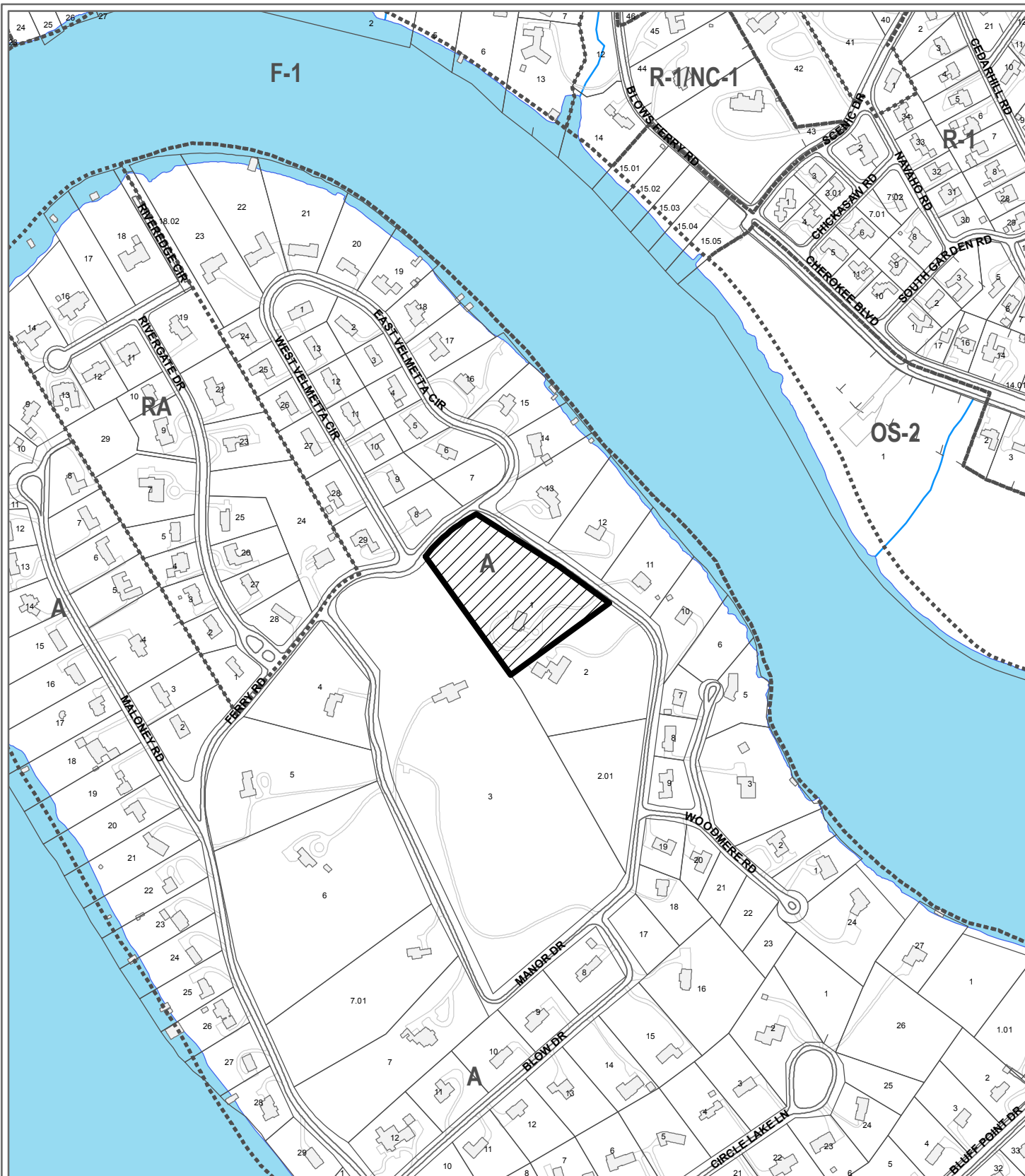
The proposed tower is required to be located 209 feet (110% of the tower height) from the nearest residence. The proposed tower exceeds that minimum standard since the nearest residence (residence of the property owner) is approximately 210' from the base of the tower. The nearest residence off of the property is approximately 253' 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.

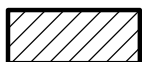
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**6-G-15-UR  
USE ON REVIEW**



190' Monopole Telecommunications Tower in A (Agricultural)

Original Print Date: 5/21/2015  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Branch Towers

Map No: 121

Jurisdiction: County

0 500  
Feet



6-G-15-UR



April 27, 2015

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

**Subject:** Use-in-Review Application for TN-0013 Blow Dr  
**Location:** 3509 Blow Drive

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 190 foot monopole to be located on property at 3509 Blow Drive.

The proposed cell Facility is located within an A – Agriculture zoning district in Knox County. The purpose of this tower is to meet T-Mobile's coverage and capacity needs in the commercial and residential areas near Sequoya Hills, as well as to provide coverage along Route -11 (Lyons View Pike SW road) and Lakeshore Park.

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". The signature is fluid and cursive.

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 A. TUPPER BAKER.  
LOCATED AT 3509 BLOW DRIVE, KNOXVILLE, TENNESSEE**

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

**Property Owner**  
A. Tupper Baker  
3509 Blow Drive  
Knoxville TN 37920

**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 A. Tupper Baker 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 190 foot monopole style telecommunications tower on a portion of a parcel of land owned by A. Tupper Baker, situated off of Blow Drive and Ferry Road. This property has an address of 3509 Blow Drive, Knoxville, TN 37920 (referred to as the "Facility") known as parcel number 121F C 001.

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 190 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 190 foot tower results in a 209' setback requirement. The tower structure meets the setback requirement. Page 6 of CDs (survey) shows the nearest residential structure is 210 feet from the proposed tower, which is the landowner's home. 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 4.94 acre, wooded parcel off Blow Drive, in Knoxville. The property is in the A – Agriculture zoning district. The property consists of the owner's residence set to the back of the property, with the proposed Site location Branch Towers has leased of 10,000 square foot area (100' X

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100') towards the front of the property. 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 Blow 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 190 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 187 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 190 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
- The access road to the Facility is less than 150'.

### **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 190 foot tower with three additional locations for future tenant locations.

- 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

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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 an RA zoned lot with 110% setback for a 190 foot tower being 209 feet. Page 6 of CDs shows the 209' setback to 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 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 chain=link fence is proposed for this facility.

#### 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.

**INCLUDED IN THIS PACKAGE**

- USE-IN-REVIEW APPLICATION LETTER
- CHECK # 1166 IN THE AMOUNT OF \$2700 (\$1500 + \$1200)
- APPLICATION
- LETTER OF INTENT FROM T-MOBILE
- SEARCH AREA REPORT
- MAP SHOWING SUITABLE FACILITIES WITHIN 1/4 MILE OF PROPOSED SITE
- MAP SHOWING EXISTING T-MOBILE FACILITIES IN THE WIDE AREA
  - SPREADSHEET WITH DETAILS ABOUT T-MOBILE FACILITIES SHOWN
- LETTER OF INTENT FROM BRANCH TOWERS FOR SHARED USE OF TOWER
- REDACTED GROUND LEASE

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



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-0013 Blow Dr.

To Whom It May Concern:

Upon Use-in-Review approval for the proposed 190' 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





March 25, 2015

Re: Proposed T-Mobile Wireless Communications Facility  
Site Name: 9KX0350E

To Branch Communications:

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

3505 Blow Dr  
Knoxville, TN 37920

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,

A handwritten signature in black ink, appearing to read 'Kevin Blewitt', written in a cursive style.

Kevin Blewitt  
Senior Engineer, RF Deployment  
T-Mobile USA



March 25, 2015

Re: Proposed T-Mobile Wireless Communications Facility  
Site Name: 9KX0350E

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 site located at 3505 Blow Dr, Knoxville, TN. The tower is necessary to meet coverage and capacity needs in the commercial and residential areas near Sequoya Hills, as well as to provide coverage along Route-11 (Lyons View Pike SW road) and Lakeshore Park. 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,

A handwritten signature in black ink, appearing to read 'Kevin Blewitt'.

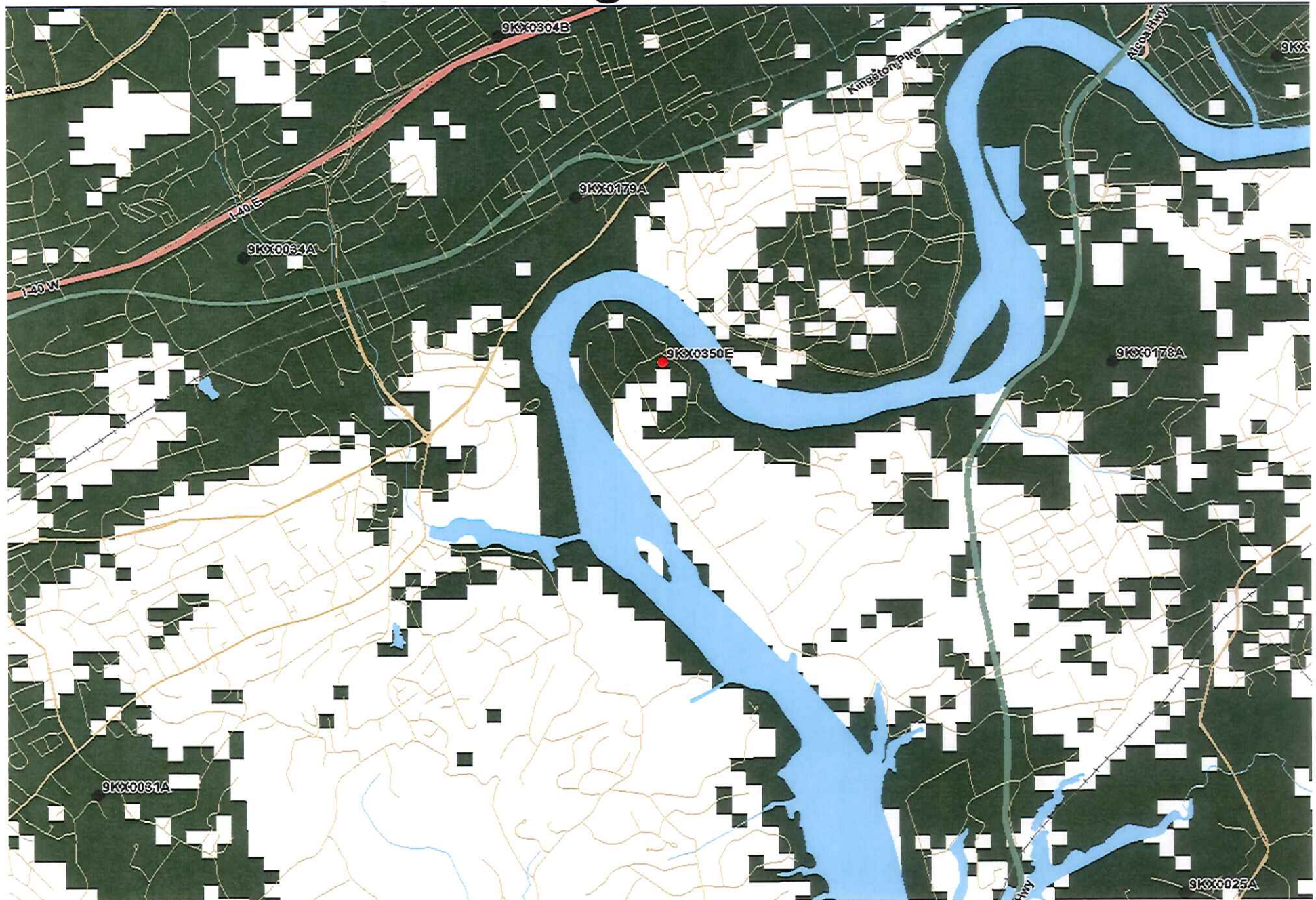
Kevin Blewitt  
Senior Engineer, RF Deployment  
T-Mobile USA





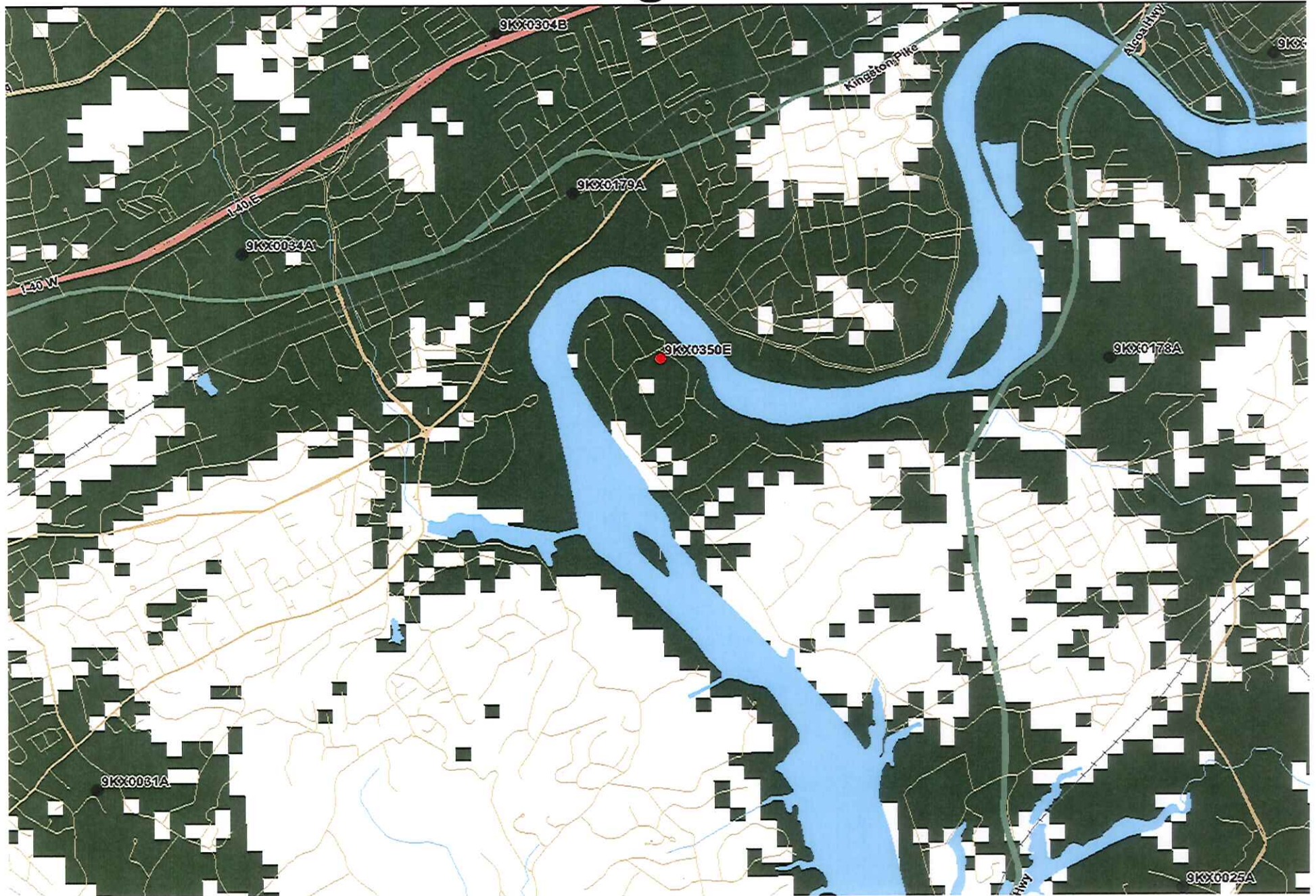


# T-Mobile Coverage without 9KX0350E





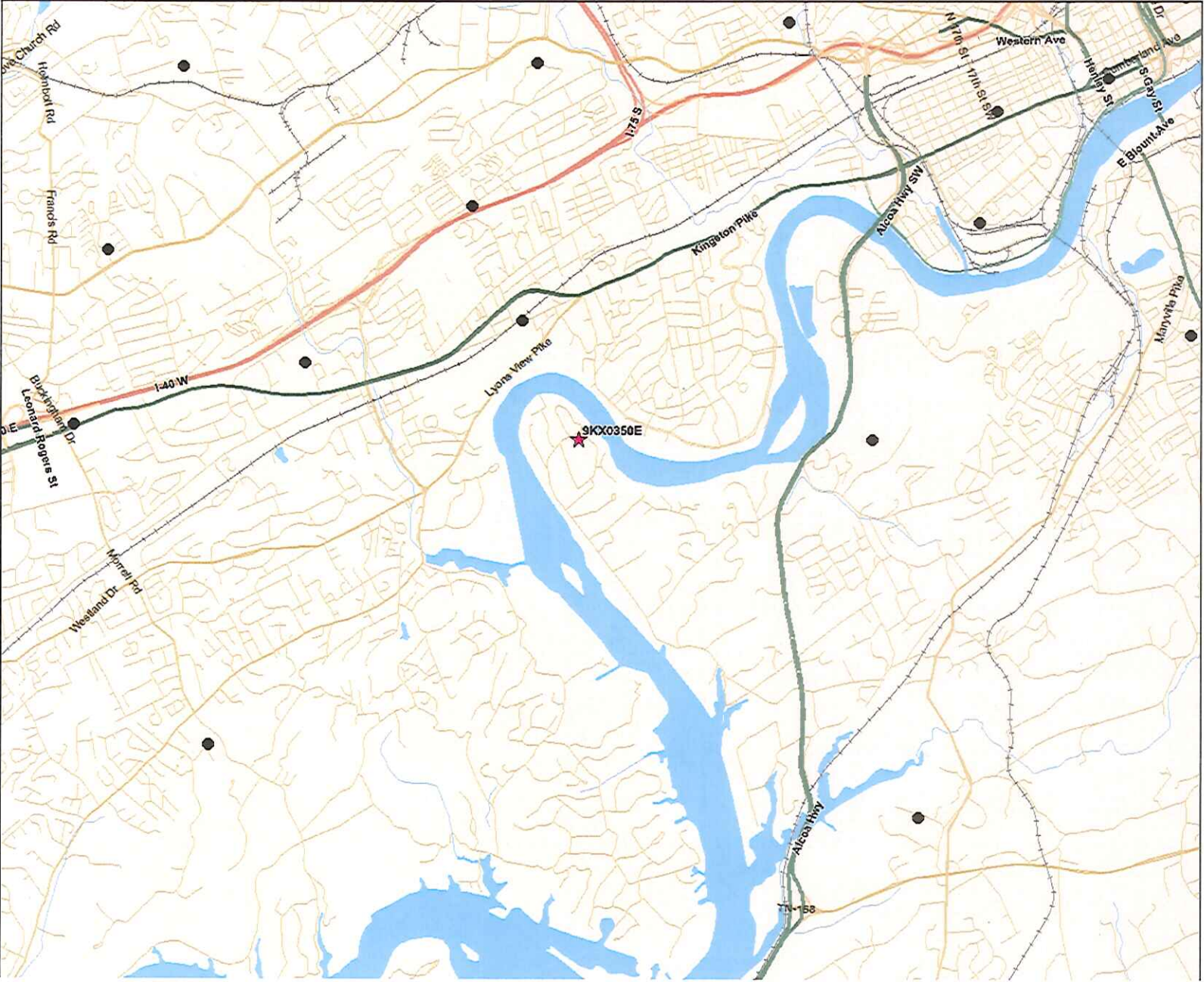
# T-Mobile Coverage with 9KX0350E





# T-Mobile USA Site Map

## Knox County, TN



### T-Mobile USA

Proposed Towers



Point

Existing Towers



Point



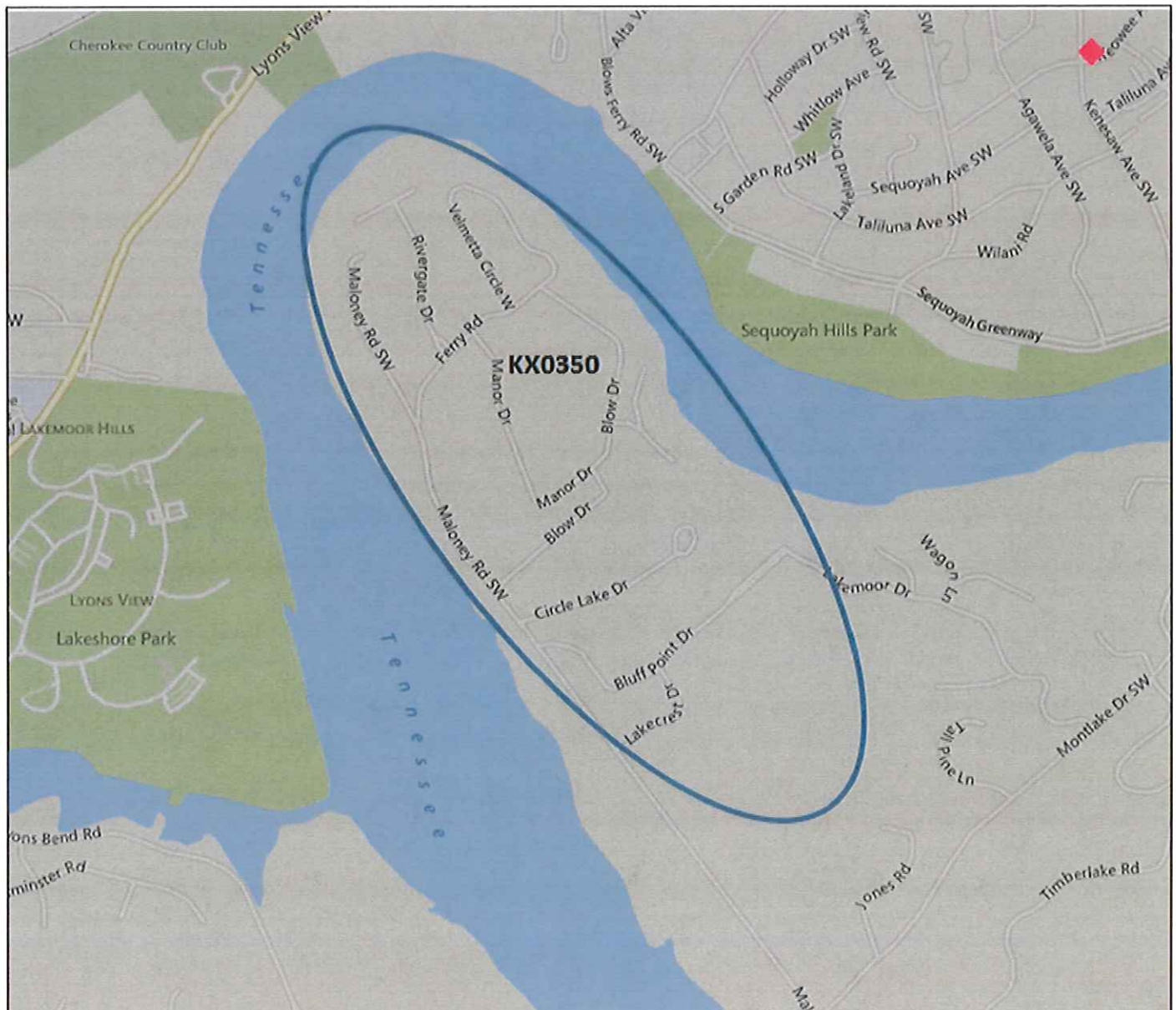
## Search Area Report

### Ring Information:

Ring Code:	9KX0350	Ring Name:	9KX0350	Ring City:	Knoxville
Soft Cost Approval:	3/28/2014	BTA:		Region:	CENTRAL
Rank:		Capital Type:	Infill	County:	Knox
Budget Year:	2014	Latitude:	35.93380	Longitude:	-83.96326
Ring RAD Center:	190 feet	Desired Coverage:		RF Req On Air Dt:	
SAP Project Cd:		Search Area Type:	Engineering Cell Site	Sub Market Name:	Default Region-KX01

Jurisdiction: 2014/15 Infill Build Plan

Coverage Objective: Lakeshore Park, Sequoyia Hills area, Lyons View Pike SW Road



# T-Mobile

3800 EZELL RD, SUITE 815 NASHVILLE, TN 37211

T-MOBILE SITE NUMBER: **9KX0350**  
 T-MOBILE SITE NAME: **9KX0350**  
 BRANCH TOWERS SITE NUMBER: **TN-0013**  
 BRANCH TOWERS SITE NAME: **BLOW**  
 FCC NUMBER: **TBD**  
 SITE ADDRESS: **3509 BLOW DR  
KNOXVILLE TN 37920**  
 NEW EQUIPMENT AND ANTENNAS ON: **PROPOSED 190' MONOPOLE**

6-G-15-UR

## SITE INFORMATION

SITE TYPE: 190' MONOPOLE  
 SITE NAME: 9KX0350  
 SITE NUMBER: TN-0013  
 SITE ADDRESS: 3509 BLOW DR  
KNOXVILLE, TN 37920  
 SITE COORDINATES (NAD 83):  
 LATITUDE: N. 35° 55' 40.263"  
 LONGITUDE: W. -83° 58' 43.787"  
 GROUND ELEVATION: 916.7' (AMSL)  
 COUNTY: KNOX COUNTY  
 JURISDICTION: KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 PARCEL ID: 121FC001  
 ZONING: A-AGRICULTURE  
 OCCUPANCY TYPE: UNMANNED  
 A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

APPLICANT: T-MOBILE  
 3800 EZELL RD, SUITE 815  
 NASHVILLE, TN 37211  
 CUSTOMER SERVICE  
 214-244-0058

PROPERTY OWNER:  
 A. TUPPER BAKER  
 3509 BLOW DR  
 KNOXVILLE, TN 37920  
 616-579-2899

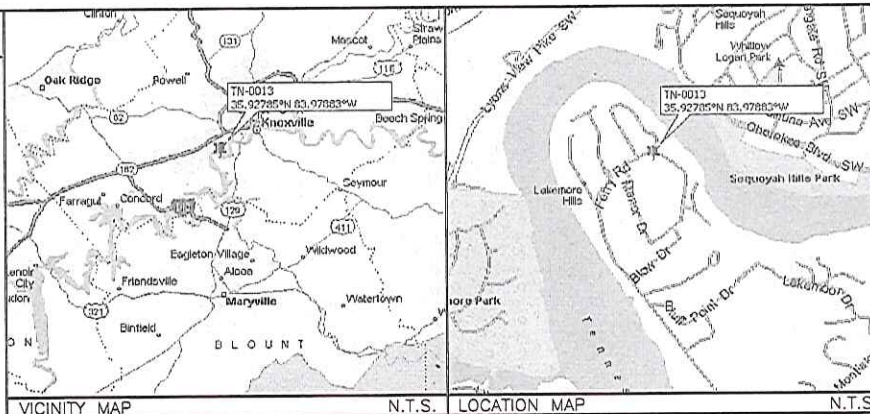
TOWER OWNER:  
 BRANCH TOWERS  
 1516 SOUTH BOSTON AVE. STE 215  
 TULSA, OK. 74119  
 JESSICA NORRIS  
 (918) 949-4551  
 SITE NAME: BLOW  
 SITE NUMBER: TN-0013

DESIGNER:  
 BRANCH COMMUNICATIONS, LLC  
 1516 SOUTH BOSTON AVE. STE 215  
 TULSA, OK. 74119  
 CONTACT: JAMES W MCCOY  
 PHONE: (918) 261-1875

ARCHITECT/ENGINEER:  
 MICHAEL T. DE BOER  
 965 WYNSTONE DRIVE  
 JEFFERSON, SD 57038  
 CONTACT: MICHAEL T. DE BOER  
 PHONE: (605) 422-1548

TELEPHONE COMPANY:  
 AT&T  
 800-331-0500

POWER COMPANY:  
 KNOXVILLE UTILITIES BOARD  
 865-524-2911



## DRIVING DIRECTIONS

DEPART 3800 EZELL RD, NASHVILLE, TN 37211 ON EZELL RD (SOUTH) 0.3 MI (EAST) ONTO HAYWOOD LN 0.3 MI (RIGHT) ONTO I-24 5.5 MI I-24 W AT EXIT 52B, TAKE RAMP (RIGHT) ONTO I-40 173.4 MI I-40 E AT EXIT 388B, TURN RIGHT ONTO RAMP 0.3 MI US-129 ROAD NAME CHANGES TO US-129 3.0 MI KEEP RIGHT ONTO LOCAL ROAD(S) 65 YDS KEEP STRAIGHT ONTO MONTLAKE DR SW 1.1 MI (NORTH) ONTO MALONEY RD SW 0.9 MI (NORTH-EAST) ONTO BLOW DR 0.3 MI TURN RIGHT TO STAY ON BLOW DR 0.3 MI CHECK LOCAL TIME; THIS STOP IS IN A DIFFERENT TIME ZONE. (SOUTH) ONTO LOCAL ROAD(S) 54 YDS ARRIVE TN-0013

ONE 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	

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

## 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

## 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	GRADING SITE PLAN
GP3	GRADING SITE PLAN DETAILS
C1	AERIAL 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
E1	UTILITY ROUTING PLANS
E2	ELECTRICAL DETAILS
E3	PPC 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

## 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.

VENDOR:

**T-Mobile**  
 3800 EZELL RD, SUITE 815  
 NASHVILLE, TN 37211

PRODUCED BY:

**DE BOER**  
 MICHAEL T. DE BOER  
 965 WYNSTONE DRIVE  
 JEFFERSON, SD 57038  
 605-422-1548

PRODUCED BY:

**BR NCH**  
 COMMUNICATIONS, LLC  
 BRANCH COMMUNICATIONS  
 1516 S BOSTON AVE STE 215  
 TULSA, OKLAHOMA 74110  
 (918) 949-4551

SITE NAME:

**BLOW**

T-MOBILE NUMBER:  
**9KX0350**

SITE ADDRESS:  
 3509 BLOW DR  
 KNOXVILLE TN 37920

PROJECT NUMBER:  
**TN-0013**

ENGINEER:

**MICHAEL T. DEBOER**  
 PROFESSIONAL ENGINEER  
 AGRICULTURE  
 No. 102,221  
 STATE OF TENNESSEE  
 06/14/15  
 PE #102,221 EXP 01-31-17

NO	DATE	DESCRIPTION	BY
A	4/14/15	PRELIM ISSUE	NDP
B	4/14/15	PRELIM ISSUE	JWM
O	4/23/15	CONST ISSUE	JWM

SHEET TITLE:

**TITLE SHEET**

SHEET #:

**T1**

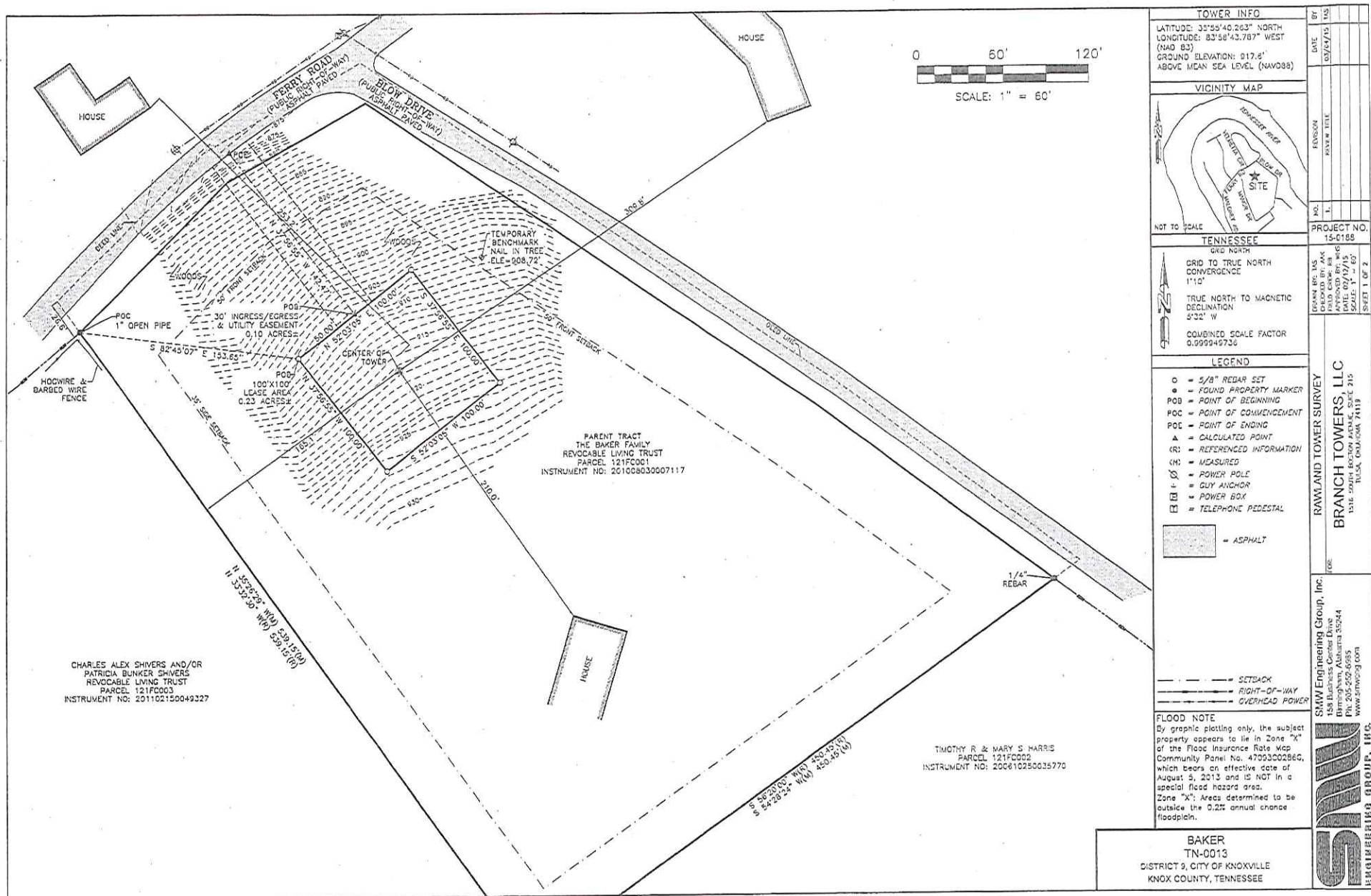
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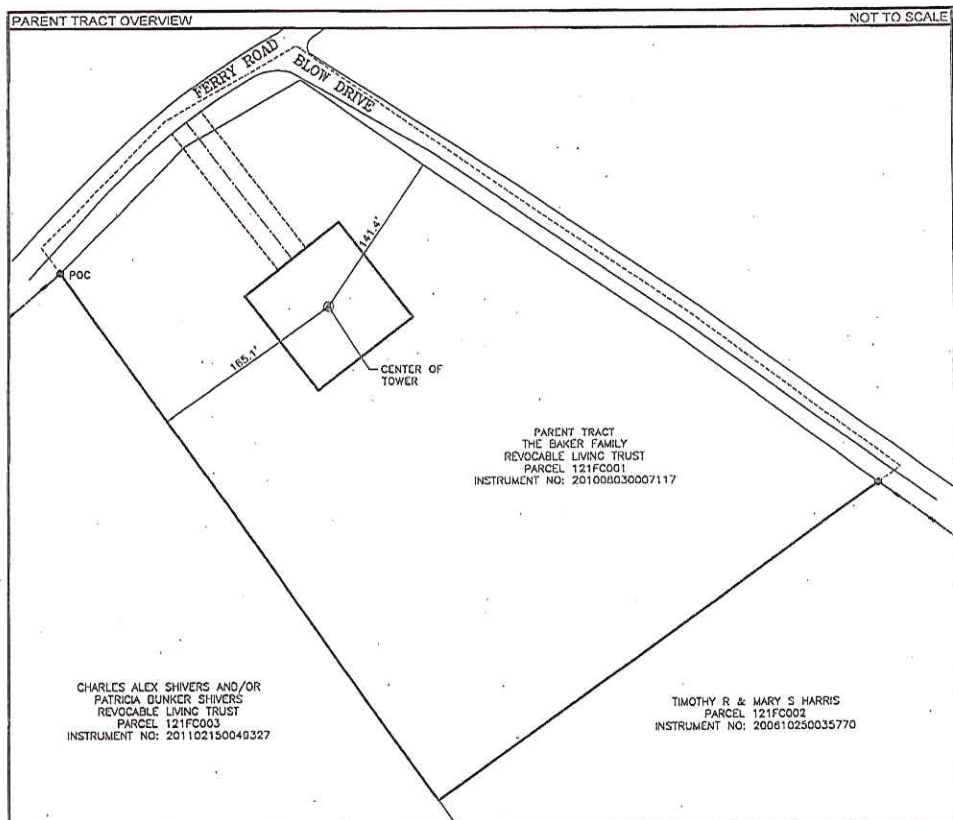
**TN-0013**

REV:

**0**







## PARENT TRACT (INSTRUMENT NUMBER 201008030007117)

SITUATED in District No. Nine (9) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as part of Lot 1 of Lakemoor Corporation's Farm Divisions of Lakemoor Hills, as shown by map of said subdivision of record in Map Book 19, Page 74, in the Knox County Register's Office, said lot being more particularly bounded and described as follows:

BEGINNING at an iron pin at the point of intersection of the centerline of Old Ferry Road, Valmetta Circle and Blow Drive; thence from said beginning point and with the centerline of Blow Drive, South 54 deg. 00 min. East 207.00 feet to an iron pin; thence continuing with said line, South 51 deg. 29 min. East 215.0 feet to an iron pin corner to Perry; thence with the line of Perry, South 56 deg. 20 min. West 22.5 feet to an iron pin; thence South 56 deg. 20 min. West 450.45 feet to an iron pin in the line of Lot 2; thence with the line of Lot 2 and along a fence, North 33 deg. 32 min. 30 sec. West 539.15 feet to a pipe; thence continuing with said line, North 33 deg. 32 min. 30 sec. West 26.60 feet to an iron pin in the centerline of Old Ferry Road; thence with the centerline of Old Ferry Road, North 46 deg. 42 min. East 144.00 feet to an iron pin; thence continuing with said North 62 deg. 15 min. East 126.0 feet to an iron pin, the place of BEGINNING.

THERE IS EXCEPTED from the above described property any portion lying within the public road right-of-way of Old Ferry Road and Blow Drive.

## 100'X100' LEASE AREA (AS SURVEYED)

A lease area being a portion of that certain tract of land as described in Instrument Number 201008030007117 as recorded in the Knox County Registers of Deeds, lying in District 9 in the City of Knoxville, Knox County, Tennessee, and being more particularly described as follows:

COMMENCE at a 1" open pipe found marking the northwest corner of said tract, said pipe being 26.6 feet south of the centerline of Ferry Road (a public right-of-way), said pipe also marking the northeast corner of that certain tract of land as described in Instrument Number 201102150049327 as recorded in said Registers of Deeds; thence run S 82°45'07" E for a distance of 153.65 feet to a set 5/8" rebar and the POINT OF BEGINNING; thence run N 52°03'05" E for a distance of 100.00 feet to a set 5/8" rebar; thence run S 37°56'55" E for a distance of 100.00 feet to a set 5/8" rebar; thence run S 52°03'05" W for a distance of 100.00 feet to a set 5/8" rebar; thence run N 37°56'55" W for a distance of 100.00 feet to the POINT OF BEGINNING. The above described lease area to contain 0.23 acres, more or less.

## 30' INGRESS/EGRESS AND UTILITY EASEMENT (AS SURVEYED)

An easement being a portion of that certain tract of land as described in Instrument Number 201008030007117 as recorded in the Knox County Registers of Deeds, lying in District 9 in the City of Knoxville, Knox County, Tennessee, and being more particularly described as follows:

COMMENCE at a 1" open pipe found marking the northwest corner of said tract, said pipe being 26.6 feet south of the centerline of Ferry Road (a public right-of-way), said pipe also marking the northeast corner of that certain tract of land as described in Instrument Number 201102150049327 as recorded in said Registers of Deeds; thence run S 82°45'07" E for a distance of 153.65 feet to a set 5/8" rebar; thence run N 52°03'05" E for a distance of 50.00 feet to the POINT OF BEGINNING of an Ingress/Egress and Utility Easement being 30 feet in width and lying 15 feet on each side of the following described centerline; thence run N 37°56'55" W for a distance of 142.47 feet to a point on the southeasterly edge of asphalt of said Ferry Road and the POINT OF ENDING. The above described easement to adjoin lease area and said right-of-way contiguously and contains 0.10 acres, more or less.

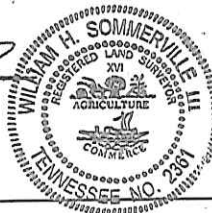
## SURVEYOR'S NOTES

1. This is a Rawland Tower Survey, made on the ground under the supervision of a Tennessee Registered Land Surveyor. Date of field survey is February 4, 2015.
2. The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, CD 1HZ.
3. Bearings are based on Tennessee State Plane Coordinates NAD 83 by GPS observation.
4. 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.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DL2078. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purposes of a Rawland 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.
7. 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 scaled data.
8. This Survey was conducted without the benefit of a Search Report, prepared by Fidelity National Title Insurance Company, Order No: 1513225CTN, dated February 26, 2015.
9. 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 to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plot is based has a closure precision of not less than one-foot in 15,000 feet (1"=15,000') 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.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor and mapper.
13. 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.
14. Per provided information subject property falls within the zoning jurisdiction of Knoxville/Knox County Metropolitan Planning Commission and is currently Zoned A (Agriculture). Tower - 110% tower height from all dwelling units; District Setbacks - front 50', side 35', rear 35'.

## SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed 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, III*  
William H. Sommerville, III  
Tennessee License No. 2361



BAKER  
TN-0013  
DISTRICT 9, CITY OF KNOXVILLE  
KNOX COUNTY, TENNESSEE

## PLOTTABLE MATTERS

Fidelity National Title Insurance Company, Order No: 1513225CTN

Exception No.	Instrument	Comment
④	Plat Book 19, Page 74	Does affect, does not contain any plottable survey items.
⑤	Book 891, Page 271	Does affect, does not contain any survey matters.
⑥	Inst. No. 201008030007116	Does affect, does not contain any survey matters.

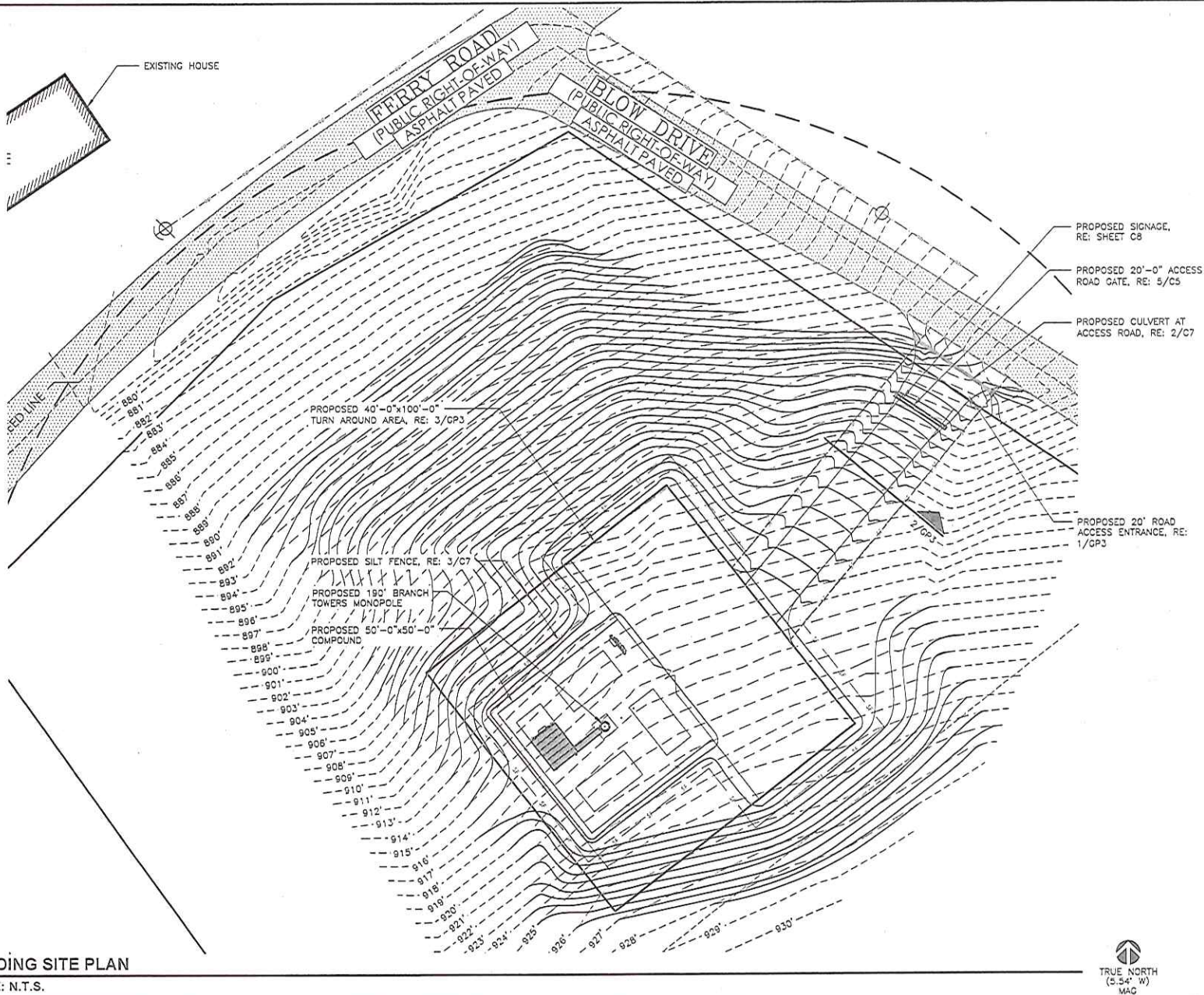
NO.	REVISION	DATE	BY
1		03/24/15	US

DOWN BY: N/A	REVISION	DATE	BY
FIELD CASE: N/A	REVISION	DATE	BY
APPROVED BY: N/A	REVISION	DATE	BY
SCALE: N/A	REVISION	DATE	BY
SHEET 2 OF 2	REVISION	DATE	BY

RAWLAND TOWER SURVEY	PROJECT NO. 15-0188
BRANCH TOWERS, LLC	
1516 SOUTH BOSTON AVENUE, SUITE 215	
TULSA, OKLAHOMA 74119	
SAW Engineering Group, Inc.	
158 Business Center Drive	
Birmingham, Alabama 35244	
PH: 205-622-6655	
WWW.SAWENG.COM	

ENGINEERING GROUP, INC.





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

VENDOR:  
**T-Mobile**  
3500 CECIL RD, SUITE  
815 NASHVILLE, TN  
37211

PRODUCED BY:  
**DE BOER**  
MICHAEL T. DE BOER  
965 WYNSTONE DRIVE  
JOYCESDEN, SD 57038  
605-422-1540

PRODUCED BY:  
**BR NCH**  
COMMUNICATIONS, LLC  
BRANCH COMMUNICATIONS  
1516 S BOSTON AVE STE 215  
TULSA, OKLAHOMA 74119  
(918) 949-4551

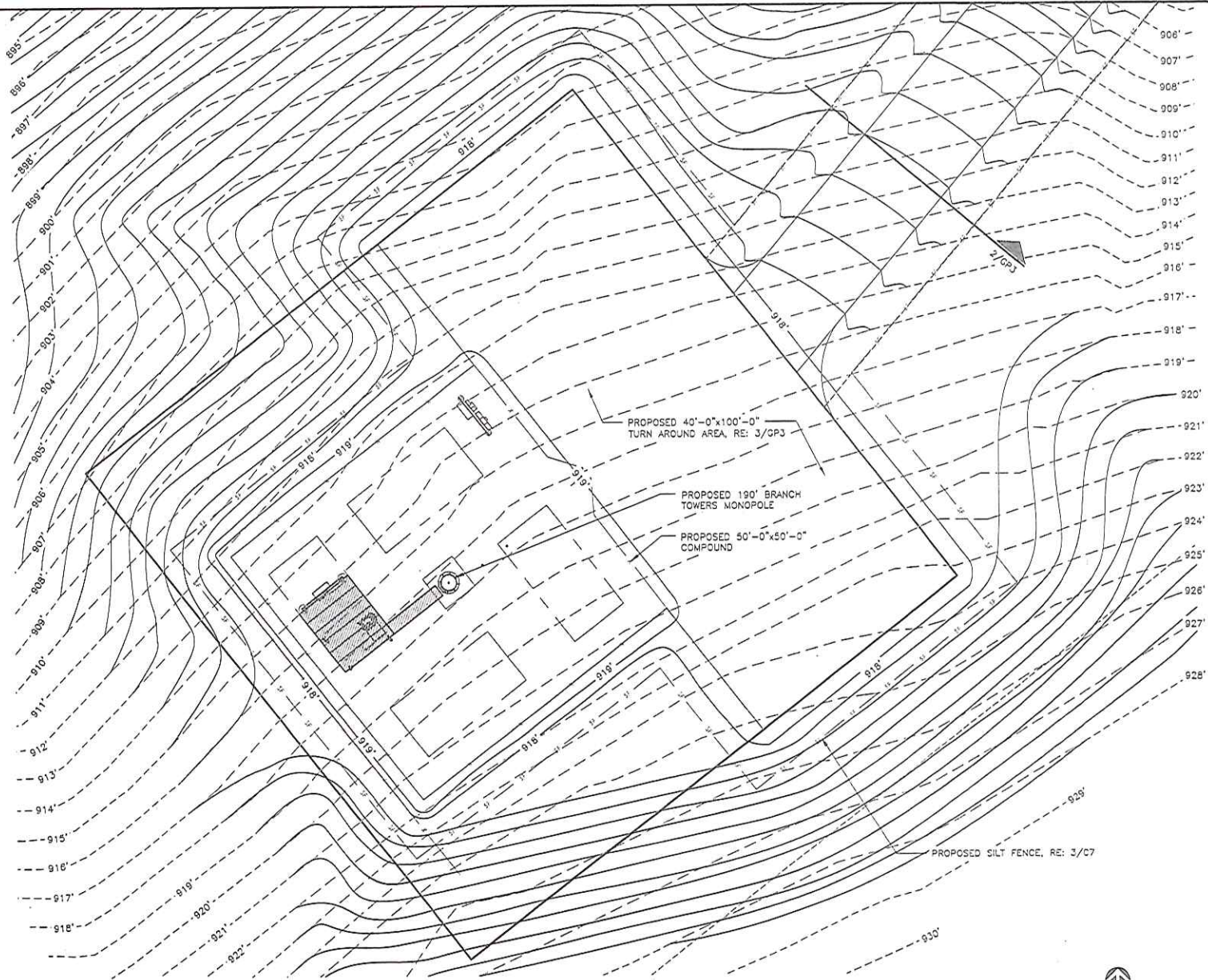
SITE NAME:  
**BLOW**  
T-MOBILE NUMBER:  
**9KX0350**  
SITE ADDRESS:  
3509 BLOW DR  
KNOXVILLE TN 37920  
PROJECT NUMBER:  
**TN-0013**

ENGINEER:  
**MICHAEL T. DEBOER**  
PROFESSIONAL ENGINEER  
NO. 102,221  
STATE OF TENNESSEE  
COMMERCIAL  
EXPIRATION DATE 12/31/15  
PF #102,221 EXP 01-31-17

NO	DATE	DESCRIPTION	BY
A	4/14/15	PRELIM ISSUE	NDP
B	4/14/15	PRELIM ISSUE	JWW
C	4/23/15	CONST ISSUE	JWW

SHEET TITLE:  
**GRADING SITE PLAN**  
SHEET #: **GP1** PROJECT #: **TN-0013** REV: **0**  
BY: **TKD** JPR JWW





**1 ENLARGED GRADING SITE PLAN**  
SCALE: N.T.S.

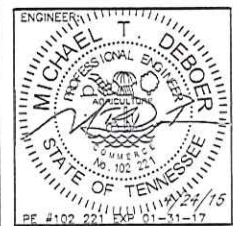


VENDOR:  
**T-Mobile**  
3800 EZELL RD, SUITE  
815 NASHVILLE, TN  
37211

PRODUCED BY:  
**DE BOER**  
MICHAEL T. DE BOER  
965 WYNDSTONE DRIVE  
JEFFERSON, MO 64508  
565-422-1548

PRODUCED BY:  
**BR NCH**  
COMMUNICATIONS, LLC  
BRANCH COMMUNICATIONS  
1516 S BOSTON AVE STE 215  
TULSA, OKLAHOMA 74119  
(918) 949-4551

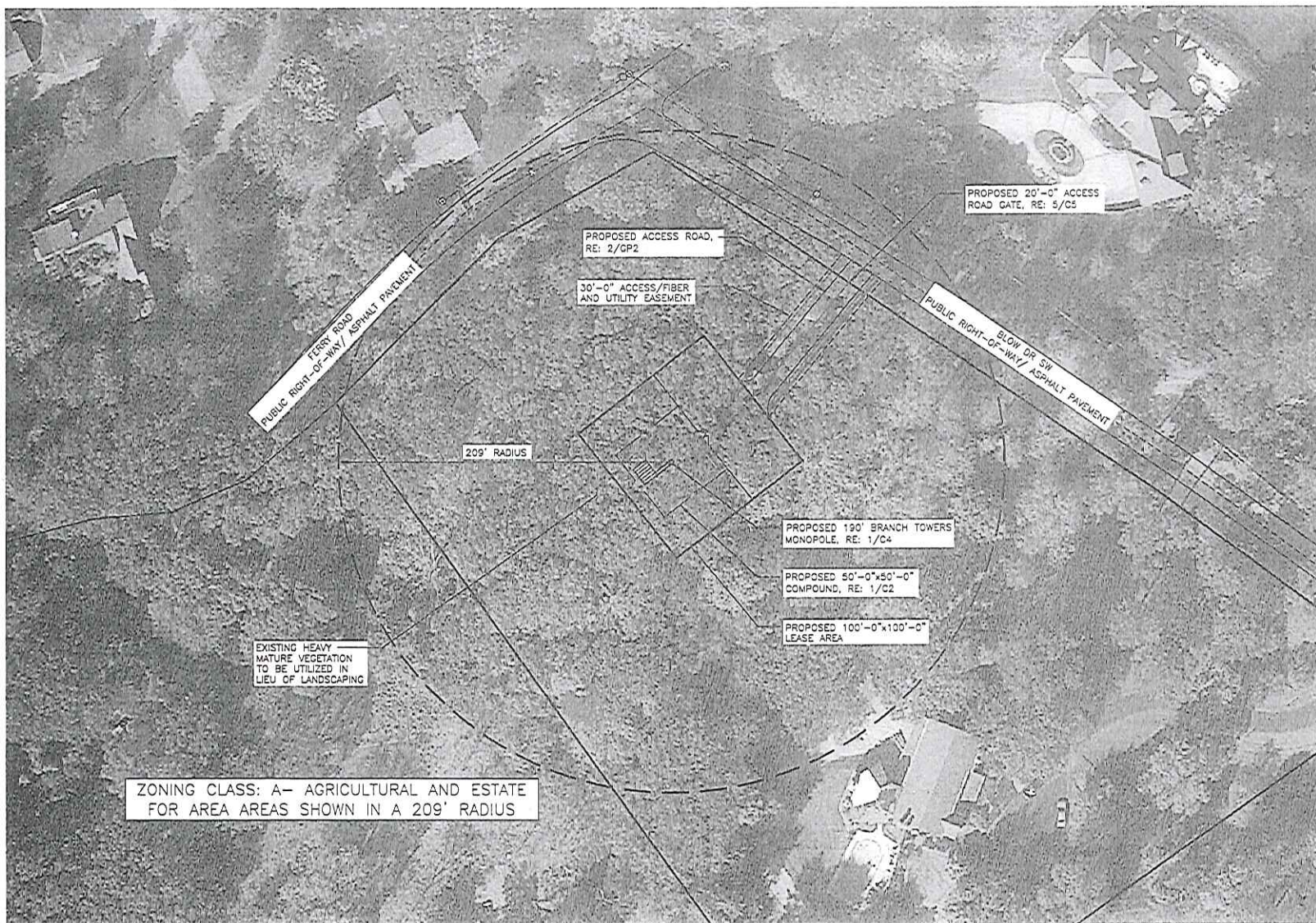
SITE NAME:  
**BLOW**  
T-MOBILE NUMBER:  
**9KX0350**  
SITE ADDRESS:  
3509 BLOW DR  
KNOXVILLE TN 37920  
PROJECT NUMBER:  
**TN-0013**



NO	DATE	DESCRIPTION	BY
A	4/14/15	PRELIM ISSUE	NDP
B	4/14/15	PRELIM ISSUE	JWM
C	4/23/15	CONST ISSUE	JWM

SHEET TITLE:  
**ENLARGED GRADING SITE PLAN**  
SHEET #: **GP2** PROJECT #: **TN-0013** REV: **0**  
BY: **JPR** JWM





1 AERIAL SITE PLAN  
SCALE: N.T.S.



VENDOR:  
**T-Mobile**  
3600 EZELL RD, SUITE  
615 NASHVILLE, TN  
37211

PRODUCED BY:  
**DE BOER**  
MICHAEL T. DE BOER  
965 WYNSTONE DRIVE  
JEFFERSON, TN 37030  
605-425-1546

PRODUCED BY:  
**BR NCH**  
COMMUNICATIONS, LLC  
BRANCH COMMUNICATIONS  
1516 S BOSTON AVE STE 215  
TULSA, OKLAHOMA 74119  
(918) 949-4551

SITE NAME:  
**BLOW**  
T-MOBILE NUMBER:  
**9KX0350**  
SITE ADDRESS:  
3509 BLOW DR  
KNOXVILLE TN 37920  
PROJECT NUMBER:  
**TN-0013**

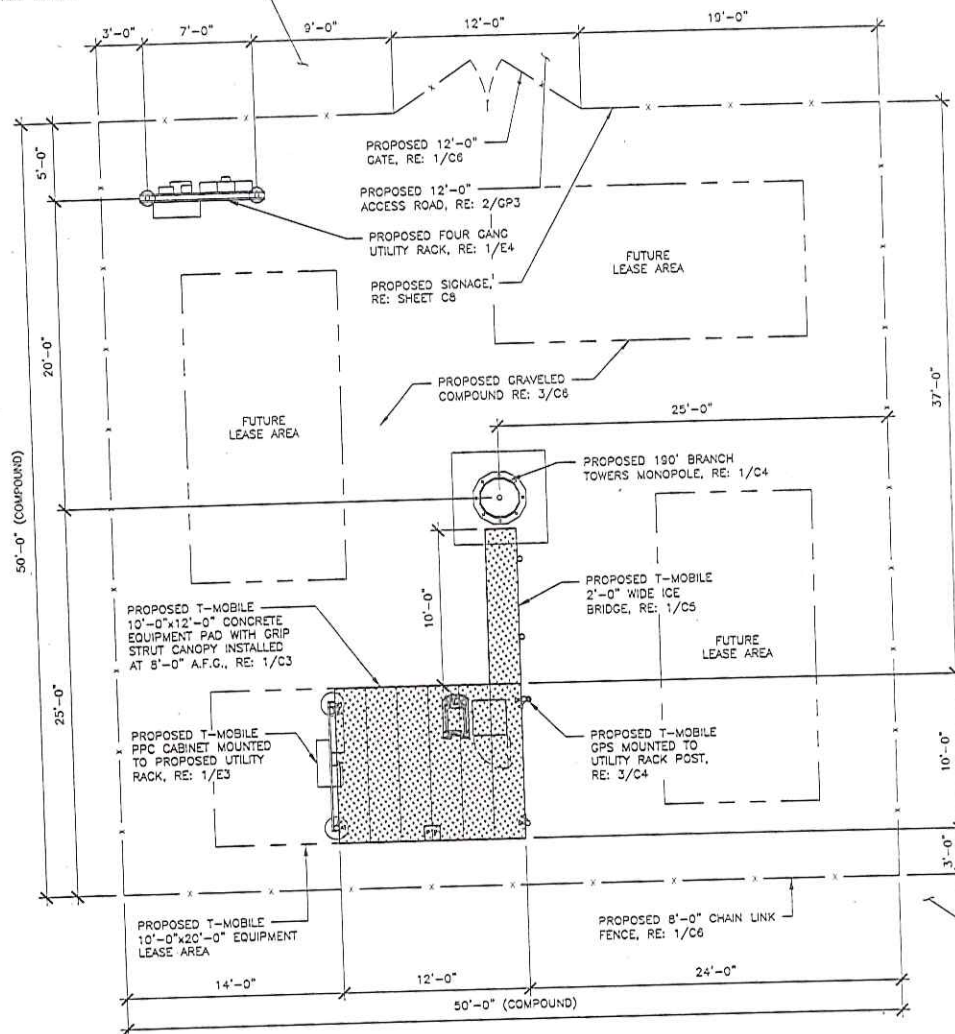
ENGINEER:  
**MICHAEL T. DEBOER**  
PROFESSIONAL ENGINEER  
No. 102,221  
STATE OF TENNESSEE  
PE #102,221 EXP 01-11-17

NO	DATE	DESCRIPTION	BY
A	4/14/15	PRELIM ISSUE	NDP
B	4/14/15	PRELIM ISSUE	JWM
C	4/23/15	CONST ISSUE	JWM

SHEET TITLE:  
**AERIAL SITE PLAN**  
SHEET #:  
**C1**  
PROJECT #:  
**TN-0013**  
BY: JPR  
CHKD: JWM  
REV:  
**0**



EXISTING VEGETATION SURROUNDING  
COMPOUND TO BE REMOVED WITHIN  
10'-0" OF PROPOSED EASEMENTS  
AND LEASES



NOTES:

- 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-

3800 EZZELL RD, SUITE  
815 NASHVILLE, TN  
37211

PRODUCED BY:

DE BOER

MICHAEL T. DE BOER  
265 WYNSTONE DRIVE  
JEFFERSON, SD 57038  
605-422-1548

PRODUCED BY:

BR NCH

COMMUNICATIONS,LLC  
BRANCH COMMUNICATIONS  
1516 S BOSTON AVE STE 215  
TULSA, OKLAHOMA 74110  
(918) 949-4551

SITE NAME:

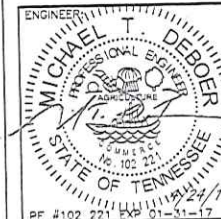
BLOW

T-MOBILE NUMBER:

9KX0350

SITE ADDRESS:  
3509 BLOW DR  
KNOXVILLE TN 37920

PROJECT NUMBER:  
TN-0013



NO	DATE	DESCRIPTION	BY
A	4/14/15	PRELIM ISSUE	NDR
B	4/14/15	PRELIM ISSUE	JWM
C	4/23/15	CONST ISSUE	JWM

SHEET TITLE:

### SITE PLAN

SHEET #:	PROJECT #:	REV:
C2	TN-0013	0
	BY: CKD:	
	JBR JWM	

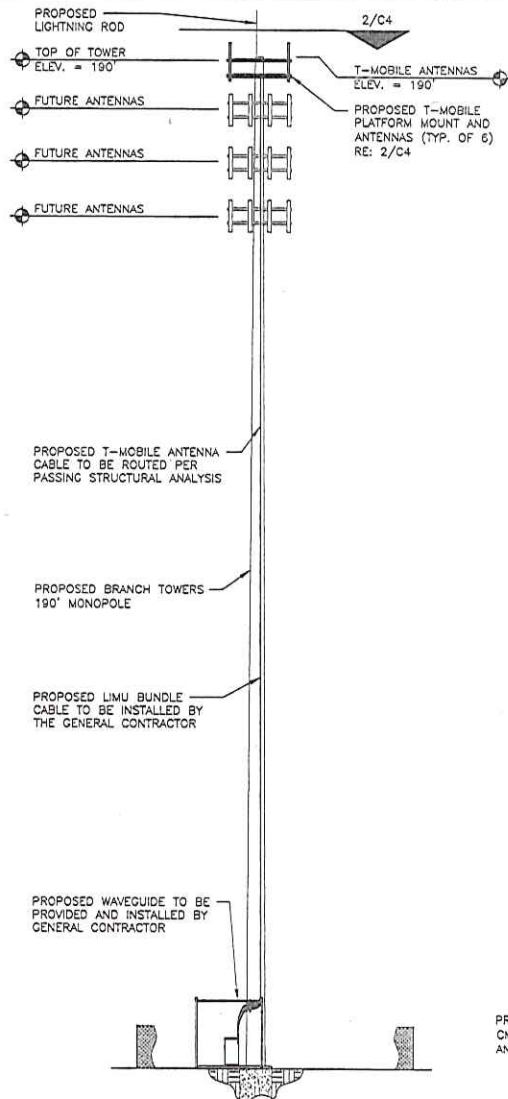
CIVIL DETAILS SEE SHEET C7

## 1 SITE PLAN

SCALE: 



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)



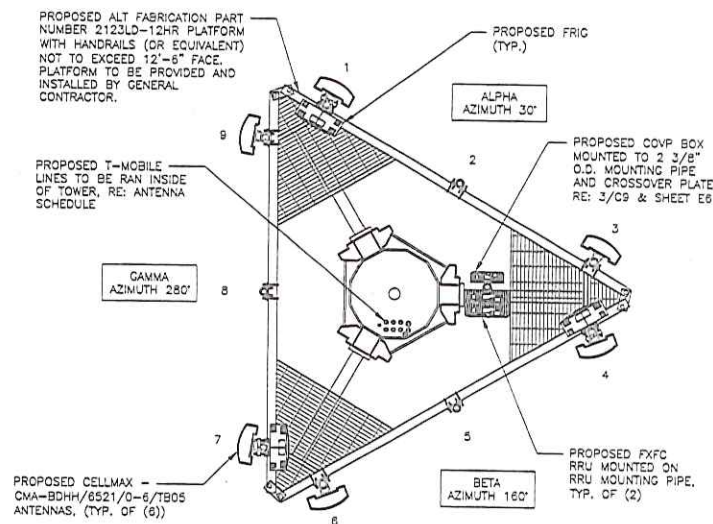
**1 PROPOSED TOWER ELEVATION**  
SCALE: N.T.S.

ANTENNA POSITION	COAX COLOR CODE	AZIMUTH (DEGREES) MAGNETIC	SECTOR	RAD CENTER (FEET)	ANTENNA VENDOR	PROPOSED ANTENNA MODEL #	MECHANICAL DOWNTILT (DEGREES)	ELECTRICAL DOWNTILT (DEGREES)	COAX/CABLE FEEDLINE		
									QTY.	SIZE	LENGTH
1	RED	30°	ALPHA	190'	CELLMAX	CMA-BDHH/6521/0-6/TB05	0°	1°	1	1.584"	220'
2	--	--	--	--	--	--	--	--	--	--	--
3	RED RED	30°	ALPHA	190'	CELLMAX	CMA-BDHH/6521/0-6/TB05	0°	1°	1	LHM BUNDLE	220'
4	GREEN	160°	BETA	190'	CELLMAX	CMA-BDHH/6521/0-6/TB05	0°	2°	--	--	--
5	--	--	--	--	--	--	--	--	--	--	--
6	GREEN GREEN	160°	BETA	190'	CELLMAX	CMA-BDHH/6521/0-6/TB05	0°	2°	--	--	--
7	BLUE	280°	GAMMA	190'	CELLMAX	CMA-BDHH/6521/0-6/TB05	0°	2°	--	--	--
8	--	--	--	--	--	--	--	--	--	--	--
9	BLUE BLUE	280°	GAMMA	190'	CELLMAX	CMA-BDHH/6521/0-6/TB05	0°	2°	--	--	--

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

T-MOBILE RFDS REFER TO SHEET RF1

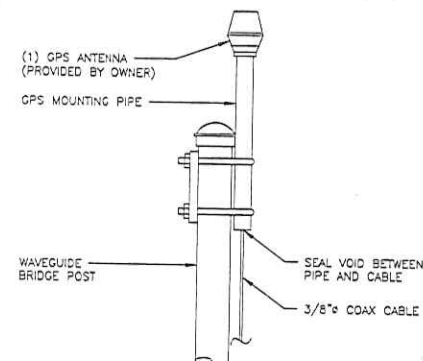
GENERAL CONTRACTOR TO OBTAIN LATEST RFDS FROM T-MOBILE PRIOR TO CONSTRUCTION FOR ALL PROPOSED EQUIPMENT, ORIENTATION, AND ELEVATIONS. ELECTRICAL TILT ON GSM AND LTE ANTENNAS ON ALL THREE SECTORS.



**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**  
3800 EZZELL RD, SUITE  
815 NASHVILLE, TN  
37211

PRODUCED BY:

**DE BOER**  
MICHAEL T. DE BOER  
965 WYNDSTONE DRIVE  
JEFFERSON, MO 63702  
651-422-1548

PRODUCED BY:

**BR NCH**  
COMMUNICATIONS, LLC  
BRANCH COMMUNICATIONS  
1016 S. GUSTON AVE. STE 215  
TAMPA, FLORIDA 33619  
(813) 949-4551

SITE NAME:

**BLOW**

T-MOBILE NUMBER:

**9KX0350**

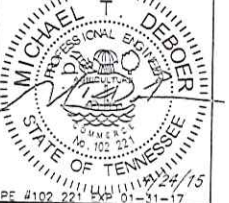
SITE ADDRESS:

3509 BLOW DR  
KNOXVILLE TN 37920

PROJECT NUMBER:

**TN-0013**

ENGINEER:

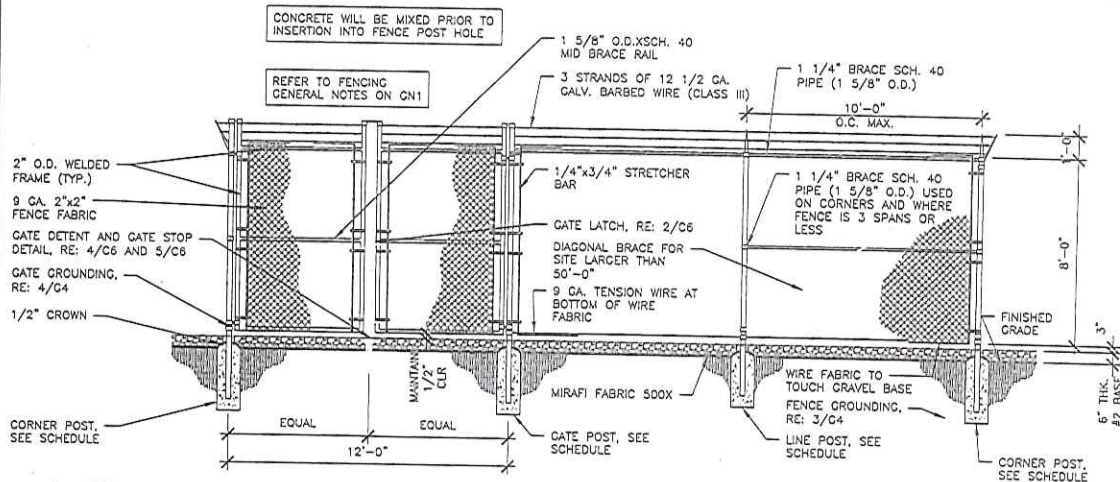


NO	DATE	DESCRIPTION	BY
A	4/14/15	PRELIM ISSUE	NDP
B	4/14/15	PRELIM ISSUE	JWM
C	4/23/15	CONST ISSUE	JWM

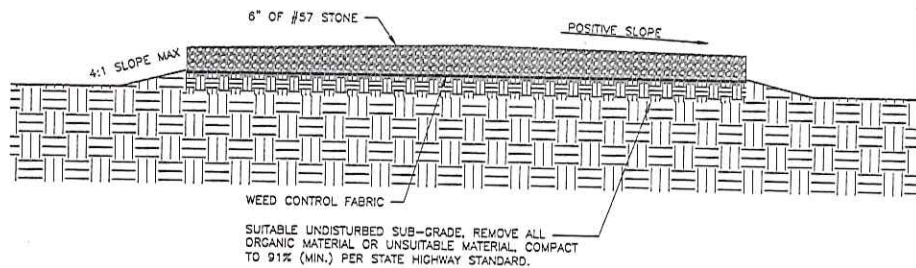
SHEET TITLE:  
**ANTENNA ORIENTATION,  
MOUNT, AND SCHEDULE**

SHEET #: **C4** PROJECT #: REV: **0**  
BY: CKD: JPR JWM

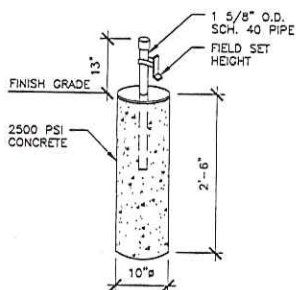




**1 FENCING DETAIL**  
SCALE: N.T.S.



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

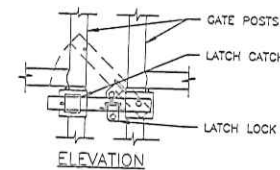


**5 GATE STOP/KEEPER DETAIL**  
SCALE: N.T.S.

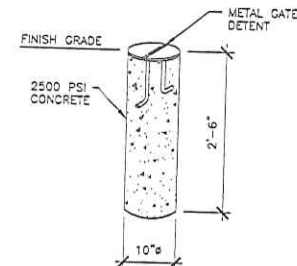
**NOTE:**

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.

TYPICAL FENCING SIZES		
8' HIGH FENCE	SIZE	POST FOOTING
LINE POST	3"	12" X 48" DEEP
CORNER POST	3"	12" X 60" DEEP
GATE POST	4"	12" X 60" DEEP



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



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

VENDOR:

**T-Mobile**  
3000 EZELL RD, SUITE  
015 NASHVILLE, TN  
37211

PRODUCED BY:

**DE BOER**  
MICHAEL T. DE BOER  
965 WYNSTONE DRIVE  
JEFFERSON, SD 57036  
605-462-1548

PRODUCED BY:

**BR NCH**  
COMMUNICATIONS, LLC  
BRANCH COMMUNICATIONS  
1516 S BOSTON AVE STE 215  
TULSA, OKLAHOMA 74119  
(918) 945-4251

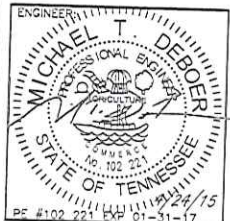
SITE NAME:

**BLOW**

T-MOBILE NUMBER:  
**9KX0350**

SITE ADDRESS:  
3509 BLOW DR  
KNOXVILLE TN 37920

PROJECT NUMBER:  
**TN-0013**



NO	DATE	DESCRIPTION	BY
A	4/14/15	PRELIM ISSUE	NCP
B	4/14/15	PRELIM ISSUE	JWM
O	4/23/15	CONST ISSUE	JWM

SHEET TITLE:

**COMPOUND DETAILS**

SHEET #:	PROJECT #:	REV:
<b>C6</b>	TN-0013	
BY: JPR	CHKD: JWM	<b>0</b>



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

---

**Fwd: Invitation to Visit Speedwell Manor**

2 messages

**Jeff Welch** <jeff.welch@knoxtrans.org>

Tue, May 19, 2015 at 9:10 AM

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

Please share with Commissioners and staff and for the agenda packet.

Jeff

----- Forwarded message -----

From: **Shivers, Charles A** <cshivers@utk.edu>

Date: Mon, May 18, 2015 at 5:45 PM

Subject: Invitation to Visit Speedwell Manor

To: "liz.albertson@knoxmpc.org" &lt;liz.albertson@knoxmpc.org&gt;

Attached is a letter describing the historic house in South Knoxville called "Speedwell Manor" which was built in about 1830-40 in Tazwell, TN, and moved to Knoxville in about 1950. MPC will be reviewing a cell tower proposed adjacent to this property at its June 11 meeting.

When we spoke with Kaye Graybeal, she was not aware of this property because it is not listed in the National Historic Registry. I have invited Kaye and anyone at MPC who would like a tour of the many levels of history connected with this property to have a group tour (weekday, evening, or weekends are fine), or call us directly for a personal tour. We enjoy talking about the 1776 connection with the Jesse Wells cemetery on the property, the 1857 Dred Scott Supreme Court decision and its ties to the Peter Blow House formerly on this site, the Civil War years when the Hugh Graham house was called Castle Rock in Tazewell, TN,, Tip Rogers moving the house to Lakemoor Hills area in the 1950's brick by brick, the historic antiques (circa 1870+) that currently fill the house, the large 1850s smoke house, huge herb & flower gardens, the small petting zoo, etc. Come visit!!

Sincerely, Pat and Alex (owners and caretakers of Speedwell)

Patricia and Alex Shivers

2112 Manor Dr

Knoxville, TN 37920

[865 577-8182](tel:8655778182)

—  
Jeff Archer, AICP

Senior Planner

Knoxville / Knox Metropolitan Planning Commission

400 Main St, Suite 403

Knoxville, TN 37902

[\(865\) 215-2500](tel:8652152500)

—  
Jeff Welch, AICP



Mr. Jeff Welch, Interim Director  
Metropolitan Planning Commission

Dear Mr. Welch:

This letter is from Alex Shivers, 2112 Manor Road, Knoxville, Tennessee, 37920. It has come to my attention that the next door neighbor to Speedwell Manor, Mr. Tupper A. Baker (3509 Blow Dr), has or intends to contract with a cell phone company to construct a booster cell tower adjacent to Speedwell property line. You may recall that Speedwell is a historic, antebellum house originally constructed in the 1830's in Tazewell, TN. Since that time the house has survived many "near death" sentences. First of course it was the Civil War itself when most of the large houses in Tazewell were burned by invading soldiers. Speedwell survived only because it was used as a hospital. In the early 1900's its existence was threatened by lack of maintenance by heirs, then in 1950 it was scheduled for demolition for construction of state highway 33, which was to pass over the house. A Knoxville physician, Dr Frank T. Rogers, MD, heard about the probable demise of this grand house and had architectural firms from Atlanta, Georgia, to oversee its move to Knoxville. It was placed on the former location of the Peter Blow family home off Blow Ferry Road.

After its move in 1950's. Ginny Rogers (Tip Rogers' widow) opened the house as a museum for about 10-15 years. She was approached by investors who wanted to raise the building and construct condominiums on the site. In an effort to save the historic home she chose to sell it intact to me (Dr. Charles Alex Shivers). Over the years many charitable functions have been held at the house including; church services, weddings, dances, receptions, candle light tours, class reunions, parties of various sorts, Dogwood Arts opening luncheons, Opera Society fund raisers,

croquet tournaments, community functions, community pig roasts and over 15 years of Easter Sunrise services, etc.

About two years ago MPC approved construction of a cell/phone tower in residential Sequoyah Hills despite the strong objection of property owners. Now the company has decided not to construct the tower in Sequoyah Hills, but to move across the river into residential Lakemoor Hills. Could it be that MPC is being used to show, despite strong objection or amount of money being spent, towers can be constructed any place the company desires?

Aside from the legality of constructing this tower in a restricted residential area, we object to its erection next to this hidden treasure of Knoxville and East Tennessee. We hope that you too will object to putting this tower so near to Speedwell Manor. If anyone on the MPC has not had a chance to see Speedwell Manor, we invite them to drive out, walk the grounds, tour the house, hear the many stories about the house, and see its contents. The graveyard associated with Speedwell dates back to Jesse Wells, a revolutionary military man (~1778) from North Carolina, who was awarded this entire peninsula (over 400 acres) for services rendered.

My wife, Pat, and I consider it a duty, as well as a privilege, to maintain Speedwell in its original condition. We have resisted on several occasions offers to purchase Speedwell and its acreage for Condo development.

While construction of a cell phone tower within several hundred feet of Speedwell may not result in the demise/destruction of this beautiful historic home, it certainly will detract from its historic significance. It will certainly affect property values for the entire neighboring residences.

Sincerely yours,

Alex and Pat Shivers



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Speedwell has been the subject of numerous news articles and at least two books:

1. The People's History of Claiborne County Tennessee 1801-2005 Volume II, "With Fire and Candle" The Journey of Castle Rock, The Graham-Hughes-Rogers-Shivers House Parts I-V, p 105-159.
2. Confederate Veteran, Castle Rock Article, "Ellen Graham Patton" describes Ellen Graham Patton's escape to Philadelphia in 1865. p 9-13.
3. Memoirs of the Graham Family by Annie Kendrick Walker, pp 1-35, published by Tobias A. Wright, New York, NY.
4. The Hugh Graham Collection (1805-1903) gift from Mary U. Rothrock (curator) of The Calvin M. McClung Collection of the Knox County Public Library in 1937 (pp 1-40).
5. "The River Secrets of Peter E. Blow," by Doug McDaniel, Knoxville Voice, January 8, 2008, Vol 3 Issue 19, p. 14-17.
6. A Tale of Two Mansions by Ken Mink, (Speedwell Manor Survived Civil War, 50-Mile