



# USE ON REVIEW REPORT

► **FILE #:** 10-A-21-UR

**AGENDA ITEM #:** 31

**AGENDA DATE:** 10/14/2021

► **APPLICANT:** JOHN G. BROCK

OWNER(S): Anne Tillotson White

TAX ID NUMBER: 162 02944

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 1321 Harvey Rd.

► **LOCATION:** Northwest side of Harvey Road at Choto Farms Way, southwest of Choto Road

► **APPX. SIZE OF TRACT:** 2 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is off of Harvey Road, a local road with a 17-ft pavement width inside an approximately 42-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

► **ZONING:** A (Agricultural) / HZ (Historic Overlay)

► **EXISTING LAND USE:** Historic Boyd Harvey House

► **PROPOSED USE:** Lodging and Boarding House

HISTORY OF ZONING: The HZ (Historic Overlay) zoning was added to the property in 2004 (Case 1-J-04-RZ)

SURROUNDING LAND USE AND ZONING:

North:	Single family residential - PR (Planned Residential) with up to 2.5 du/ac
South:	Single family residential and rural residential - PR (Planned Residential) with up to 2.5 du/ac and A (Agricultural)
East:	Rural residential - A (Agricultural)
West:	Single family residential - PR (Planned Residential) with up to 2.5 du/ac

NEIGHBORHOOD CONTEXT: This property is located in an area consisting of predominantly single family detached housing. Lot sizes vary from the smaller lots in the areas zoned PR and RA (Low Density Residential) to the larger lots in the areas zoned A.

## STAFF RECOMMENDATION:

► **Approve the development plan for a bed and breakfast with up to 2 guest bedrooms in the historic Boyd-Harvey House, and 1 guest bedroom in the existing carriage house, subject to the following conditions.**

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
3. If required, meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Health.
4. If required, meeting any applicable requirements of the utility provider.
5. Any proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance and is subject to Planning staff approval.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a bed and breakfast as a use on review in the A (Agricultural) and HZ (Historic) zones.

#### **COMMENTS:**

This is a request to convert the Boyd-Harvey house, on the north side of Harvey Road near its intersection with Choto Farms Road, into a bed and breakfast. The site is being evaluated as a lodging and boarding house since that is the most similar use under the Knox County Zoning Ordinance. The proposed facility will utilize the main house for 2 guest rooms, and the newly constructed carriage house for one additional guest room.

2 parking spaces are required, as the Zoning Ordinance requires a minimum of 1 parking space per 2 bedrooms used for lodging. 7 spaces are proposed, with 2 in front of the carriage house and 5 next to the main house. Five additional spaces are identified on the plans as a potential additional parking area to the west of the required parking. The County has no maximum parking requirement, so the proposal would still be in compliance with the zoning ordinance despite proposing so many additional parking spaces relative to the minimum required. If these spaces were to be added, the request would not come before the Planning Commission but would go directly through the County for permitting. The site plans would be required to meet all zoning ordinance requirements at such time of the permit application.

Other than adding parking spaces, the site will remain as is. Access is off of Harvey Road with the driveway on the western side of the lot. A landscaping buffer exists on the northern and western edges of the site where there are no buildings.

#### **DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 SECTION 2)**

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

**1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.**

A. The property is designated LDR (Low Density Residential) on the Southwest County Sector Plan. The LDR (Low Density Residential) land use has the following description: "This land use is primarily residential in character at densities of less than 6 dwelling units per acre (city) and less than 5 dwelling units per acre (county)."

B. For this Use on Review application to be approved in the LDR land use classification, the Planning Commission must find that the proposed use is "consistent with, and not in conflict with" the sector plan.

C. The LDR land use allows the existing A (Agricultural) base zoning. Lodging and boarding houses are allowed as a use on review in the A zone. There are no specific criteria related to the approval of a lodging and boarding house as a use on review approval.

**2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.**

A. The A (Agricultural) zone provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.

B. With the recommended conditions, the bed and breakfast meets the zoning standards.

**3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.**

A. The bed and breakfast use is compatible with the character of the neighborhood as minimal changes to the site are proposed. There is a limited number of guest rooms, so the parking lot is of a minimal size and is not expected to cause adverse impacts for the neighborhood. The parking is not readily visible from the street or neighboring properties due to the landscaping buffer and the position of the parking to the side of the main

house.

B. Because the proposed use would utilize the existing structures, the lodging and boarding house will not substantially alter the appearance of the structures. No exterior changes are proposed at this time. Any changes to the exterior of the structures would require approval by the Historic Zoning Commission.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed use should have little impact on the adjacent property because of the limited traffic the facility will generate and the existing landscape screening that will remain.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The development has direct access to Harvey Road, which is a minor collector street.

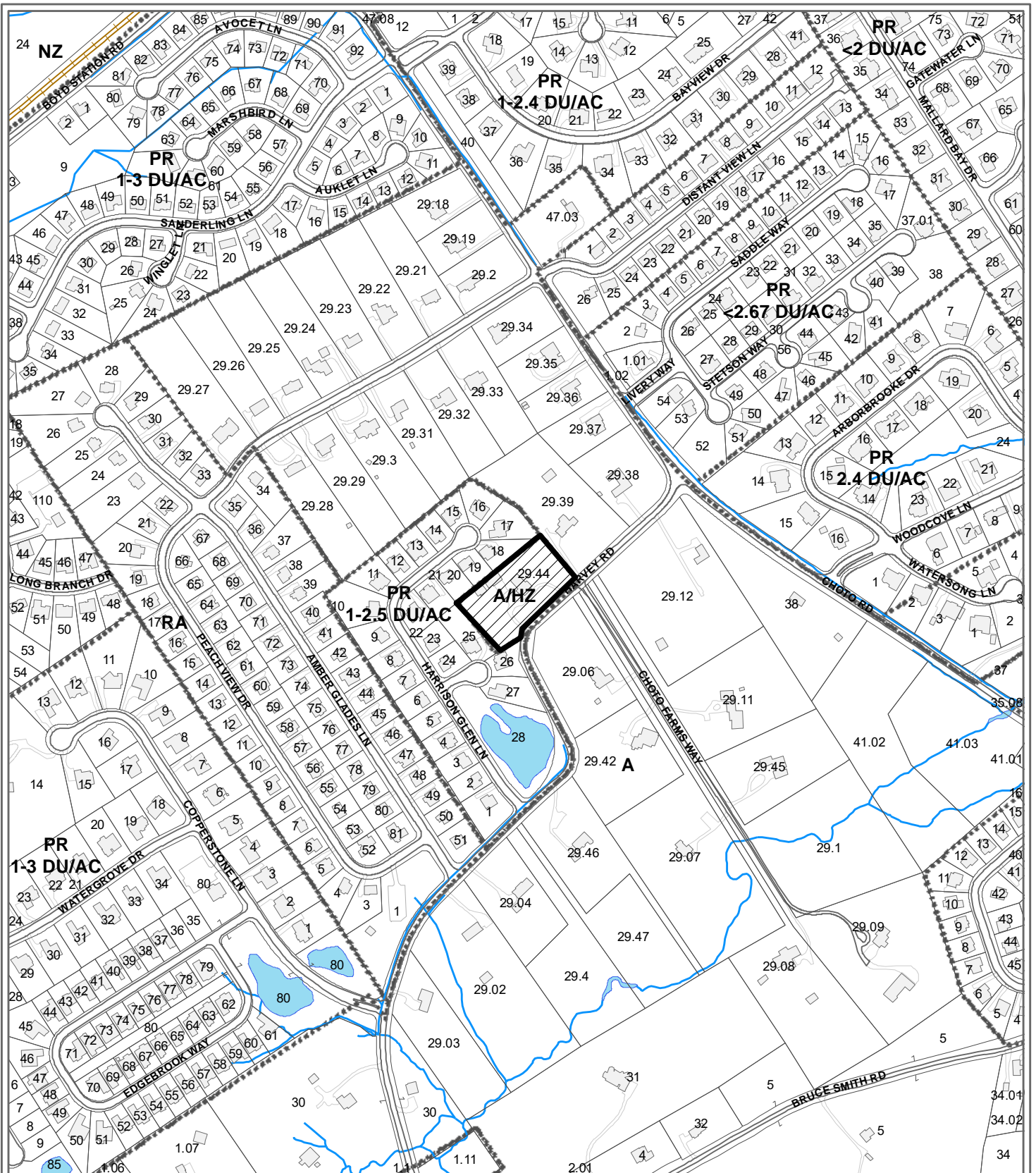
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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 a Planning Commission decision in the County.



**10-A-21-UR  
USE ON REVIEW**



Lodging and Boarding House in the A (Agricultural) / HZ (Historic Overlay) Districts (with HZ Design Guidelines)

Original Print Date: 9/9/2021  
Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Brock, John G.

Map No: 162  
Jurisdiction: County

0 500  
Feet



September 27, 2021

Knoxville-Knox County Planning Commission  
Ms. Michelle Portier  
400 Main Street, Suite 403  
Knoxville, Tennessee 37902

**Re: Revisions for Use on Review Application – 10-A-21-UR**

Dear Ms. Portier:


The purpose of this letter is to submit revisions to the above referenced application in response to comments of Planning Commission staff.

Per our discussions during the Planning Commission working meeting held on September 21, 2021, the home and detached carriage house would have two bedrooms for guests each, in addition to the private bedroom of the owner of the home. I have also included a layout of the carriage house for your reference.

We have also enclosed with this letter a revised parking plan. This revised parking plan shows a total of seven parking spaces, including two designated ADA parking spaces. The parking plan also provides the dimensions of the spaces, as well as the dimensions of the drive aisle accessing the parking spaces.

I appreciate your assistance. Please let us know if there is any other information we can provide to address any questions or concerns the Planning Commission may have.

Sincerely,



John G. Brock



August 4, 2021

Knoxville-Knox County Planning Commission  
400 Main Street, Suite 403  
Knoxville, Tennessee 37902

**Re: Development Plan for Use on Review Application**

To Whom It May Concern:

The purpose of this letter is to provide for the development plan required to be submitted for all use on review applications with the Knoxville-Knox County Planning Commission. In order to facilitate easy review of the application and the necessary documents, I will go through each required document and note whether it is attached to this letter and its relevance.

1. **Description of the Proposed Use.**

The proposed use on review is the use of the historic Boyd-Harvey House, currently zoned Agricultural with a historic zone overlay, as a lodging/boarding house/bed and breakfast. The planned use is to have rooms available in the main house and in the carriage house for guests. Additionally, a breakfast option would be offered to each guest.

The owner wishes to showcase the history and architecture of the Boyd Harvey House to interested guests, both in and out of the Knoxville area, by providing a unique bed and breakfast experience.

2. **Off Street Parking and Loading Plan.**

The property offers off-street parking for up to 65 vehicles, far more than is necessary for the number of guests that are expected to stay at the home at any one time. The parking area includes a "horseshoe" area in the front of the main house that can accommodate up to 12 cars without use of the driveway shoulder, and a separate square gravel lot that can accommodate an additional 45 vehicles. A parking area map is attached hereto as Exhibit A.

3. **Circulation Diagram to Indicate Ingress/Egress and the Movement of Vehicles, Goods and People.**

Please see attached as Exhibit B a parking diagram.

4. **Landscape Plan.**

Please see attached as Exhibit C a landscape plan.

5. **Building Footprints and Floor Plan.**

Please see attached as Exhibit D floor plans for the Boyd Harvey House.

6. **Architectural Elevations.**

Please see attached as Exhibit E photos showing the elevations for the Boyd Harvey House.

7. **Proposed signage.**

Please see attached as Exhibit F a concept design for signage on the property.

8. **Conformance to required building setbacks.**

The property and the Boyd Harvey House comply with all required setbacks as evidenced by the survey attached hereto as Exhibit G.

9. **Preliminary Drainage Plan.**

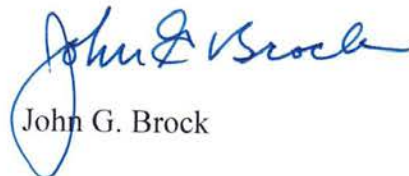
Because the proposed use on review is not requiring any additional construction or physical changes to the property, we believe the existing drainage is sufficient for the proposed use.

10. **Traffic Impact Study.**

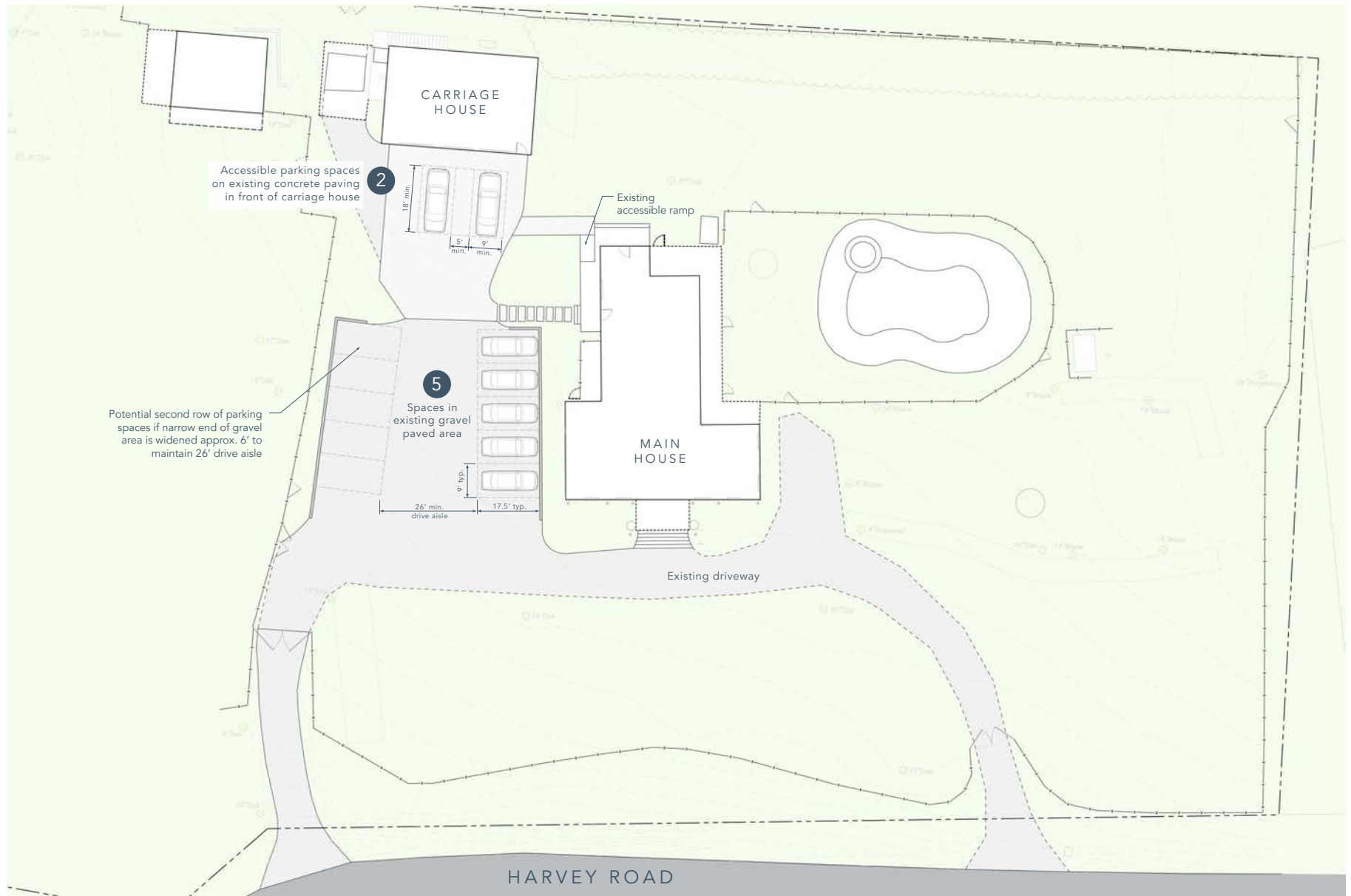
Because the proposed use will not generate more than 750 Average Daily Trips, a traffic impact study is not required.

I appreciate your assistance. Please let us know if there are any other documents we may provide to assist the Planning Commission with its review of our application for Use on Review.

Sincerely,



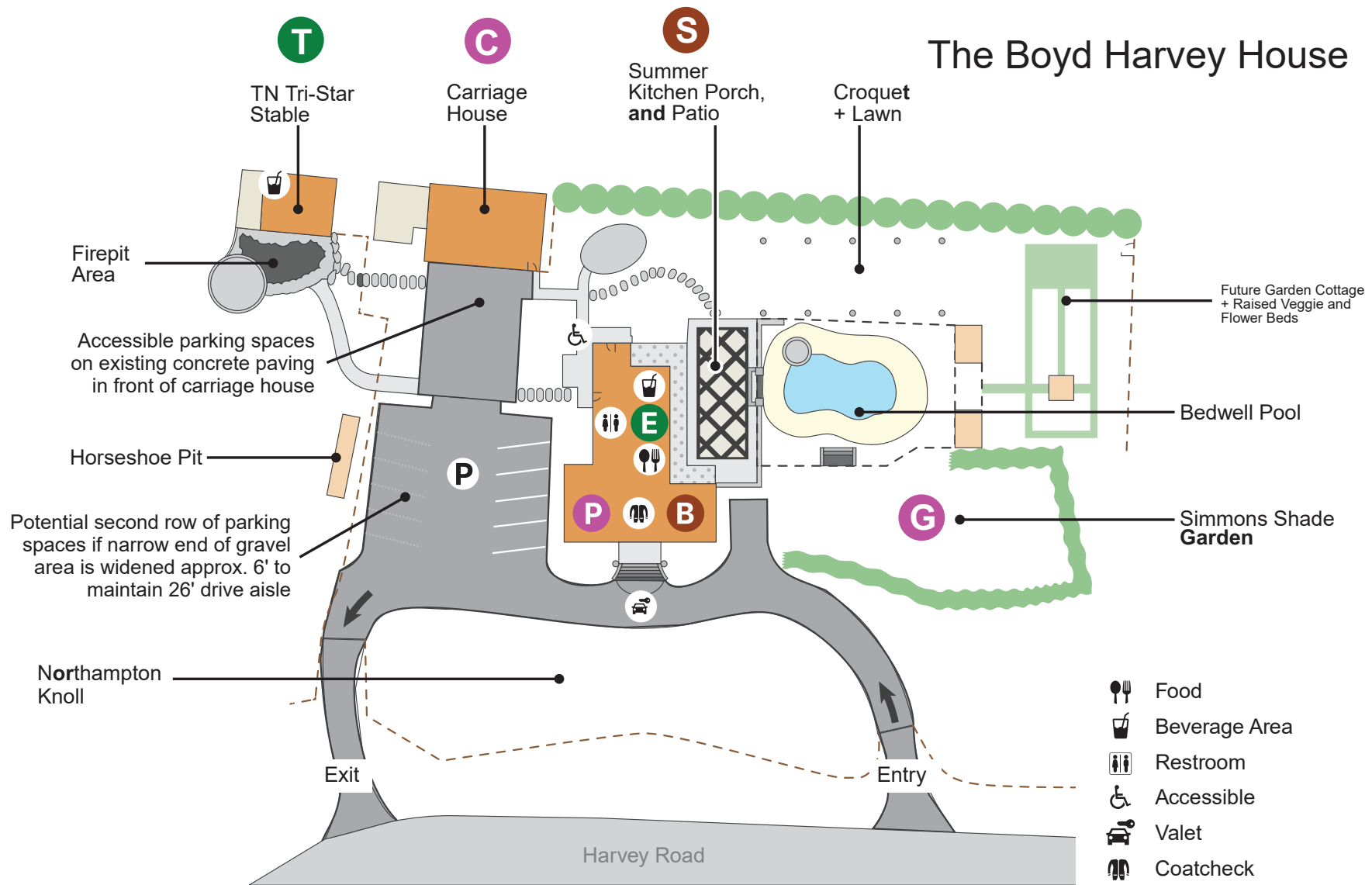
John G. Brock



**7** SPACES TOTAL (MINIMUM)  
POTENTIAL 12 SPACES IF GRAVEL AREA IS WIDENED



# The Boyd Harvey House



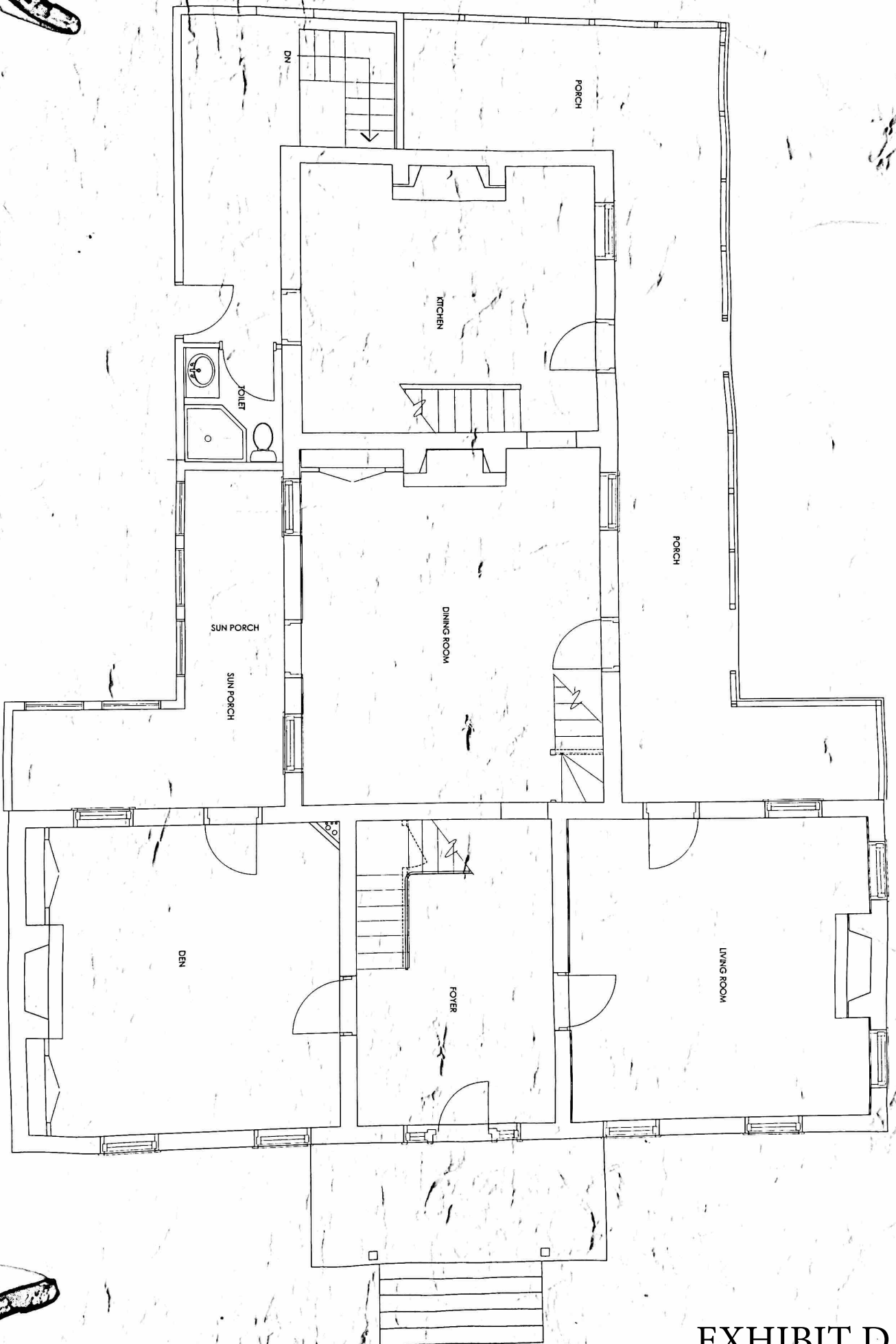
## Indoor Meeting Spaces

- C** Carriage House
- E** Evergreen Meeting Room
- B** Boxwood Parlor
- P** Peony Parlor

## Outdoor Meeting Spaces

- T** TN Tri-Star Stable
- S** Summer Kitchen Porch & Patio
- G** Simmons Shade Garden





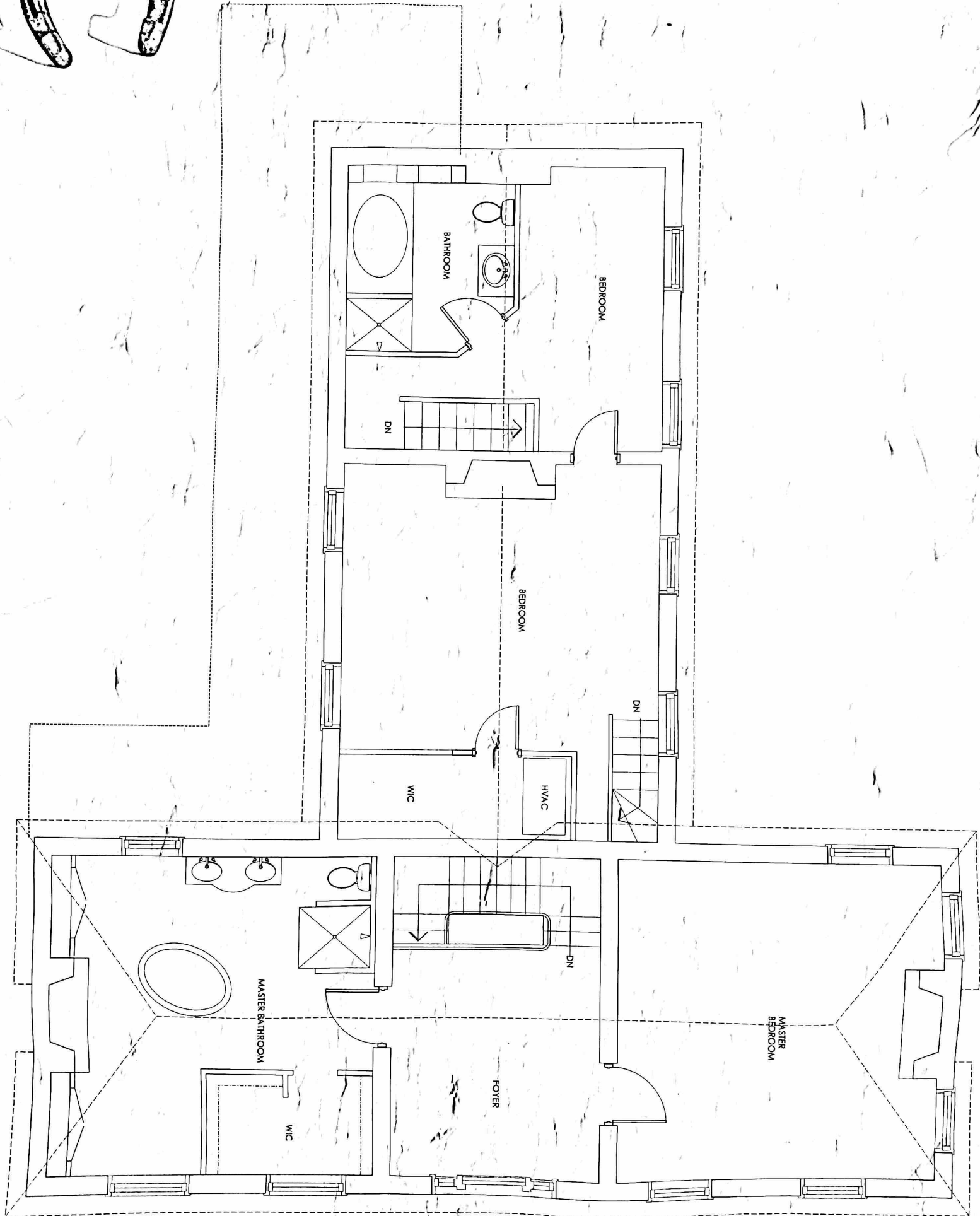
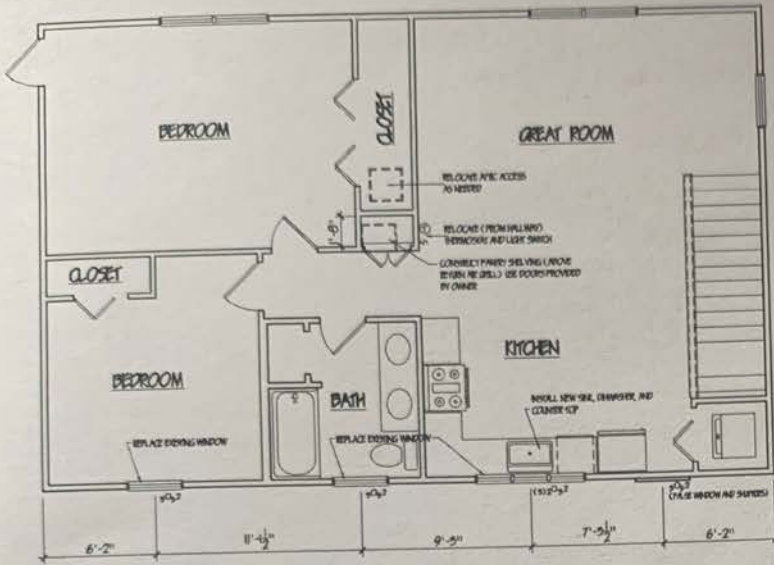


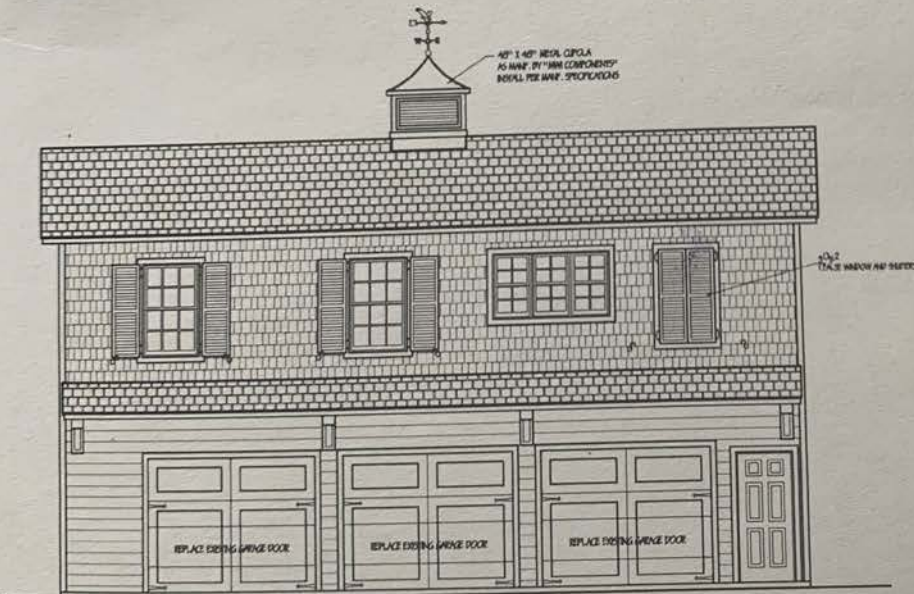
EXHIBIT D



# Carriage House Elevation and Floor Plan



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

REVISED:

ANNE WHITE

1521 HARVEY ROAD

A REMODEL FOR:

TO BE CONSTRUCTED AT:

DATE: 5/11/19  
JOB NO.:  
DRAWN BY: ESCHMAN

**JERRY ESCHMAN  
CUSTOM HOME DESIGNS**

1025 BUCKTHORN DRIVE  
KNOXVILLE, TENNESSEE

865-686-9696

© COPYRIGHT 2019  
JERRY ESCHMAN CUSTOM HOME DESIGNS  
(ALL RIGHTS RESERVED) THIS DESIGN IS SOLD TO  
THE PURCHASER FOR A ONE TIME USE ONLY. THESE  
PLANS ARE PROTECTED UNDER THE FEDERAL  
COPYRIGHT LAWS. REPRODUCTION, MODIFICATION,  
DISTRIBUTION, OR USE OF THESE PLANS WITHOUT  
THE EXPRESS WRITTEN CONSENT OF JERRY  
ESCHMAN CUSTOM HOME DESIGNS IS PROHIBITED.

SHEET NUMBER

1

OF 1





Boyd-Harvey House; main house photos for reference



EXHIBIT E





EXHIBIT E





EXHIBIT E





View of north elevation, pergola, and replacement door



Additional views of pergola and deck

EXHIBIT E



EXHIBIT E





Carriage house

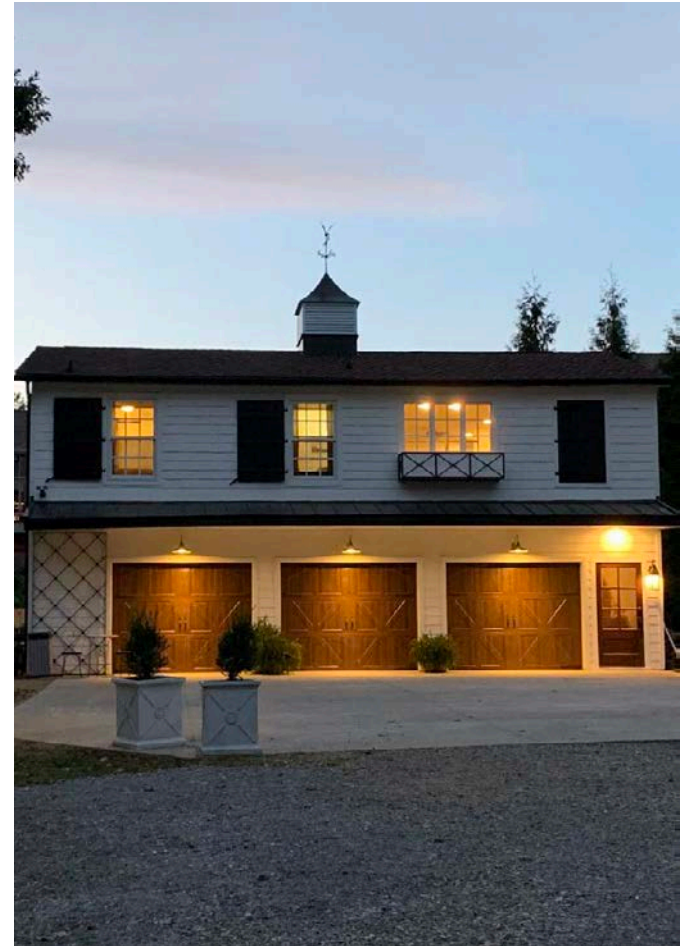


EXHIBIT E

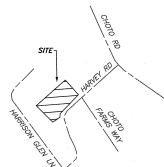


  
**Boyd·Harvey·House**  
A HISTORIC BED & BREAKFAST

EST. 1835

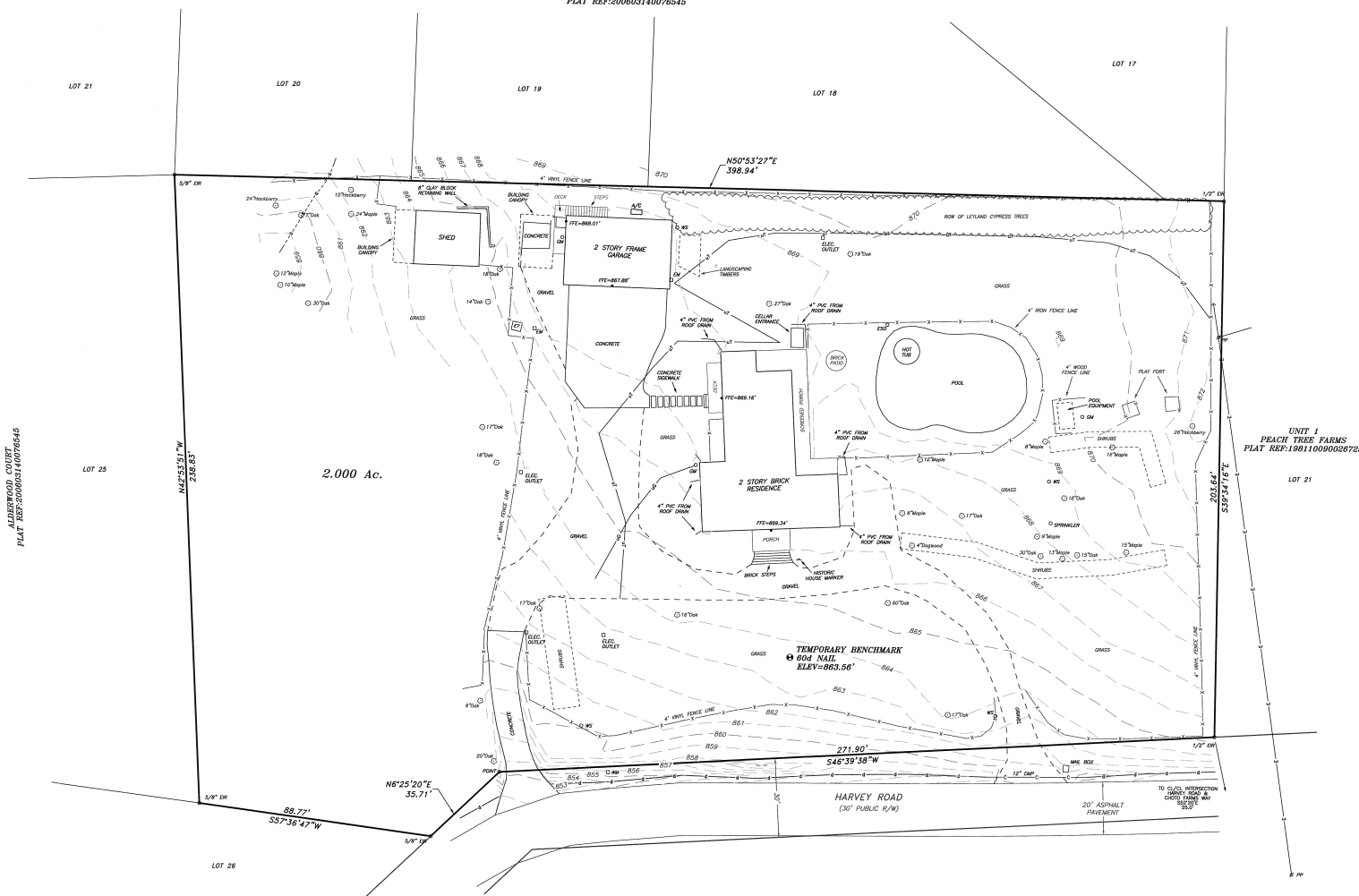
By  
Reservation  
Only      **865-414-7215**





LOCATION MAP  
NOT TO SCALE

ALDERWOOD COURT  
PLAT REF: 200003140076545



LEGEND:

- ERR EXISTING IRON ROD
- ELP EXISTING IRON PIPE
- NIR NEW IRON ROD
- AC ACRES
- SF SQUARE FEET
- WOB WOODS BOUNDARY DEED BOOK
- INSTR INSTRUMENT
- PC PAGE
- TYP TYPICAL
- R/W RIGHT-OF-WAY
- ETR ELECTRIC TOWER
- DM ELECTRIC METER
- EDS ELECTRIC STRAP-OUT PIPE
- GM GAS METER
- OWI IRRIGATION WATER VALVE
- PP POWER POLE (PP)
- SHN SIGN (POST)
- SHY SHOT HEIGHT
- TR TREET
- WM WATER METER
- WS WATER SPIGOT
- BLD BUILDING
- RR ROAD RIGHT-OF-WAY LINE
- EDG EDGE OF ROAD
- EDG OF DRIVE/ROAD
- C CORRUGATED METAL PIPE (CMP)
- F FENCE LINE
- ELC ELECTRIC LINE (OVERHEAD)
- UL PHONE LINE (UNDERGROUND)
- UG UNDERGROUND (UG) GAS LINE
- WEL WATER LINE (EXISTING)
- PPC PIPE LINE
- RET RETAINING/HEAD WALL
- SWL SWALE LINE
- DCH DITCH LINE
- BLD BUILDING CANOPY LINE
- VEG VEGETATION LINE
- EXI EXISTING INTERMEDIATE CONTOUR
- EXI EXISTING INDEX CONTOUR

SURVEYOR'S NOTES:

1. Current Knox County Zoning: A & H2
2. The Knox County Historic Zoning Commission shall have final determination of the building setbacks.
3. Topographic Survey taken on a random basis using an electronic total station. 1 foot Contour Interval shown. Elevations shown hereon are based on the NAVD 1988.
4. No instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.
5. Information pertaining to underground utilities is based on field locations and measurements supplemented with existing utility maps provided by others. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider.
6. This Topographic Survey is not intended to represent a Boundary or General Property Survey as defined in Chapter 0520-3-.07 as set forth by the Tennessee Board of Land Surveyors pursuant to T.C.A. Title 62-18-106(c).
7. Tree symbols and/or lines shown hereon do not reflect actual tree canopy.

OWNER OF RECORD & CLIENT:  
ANNE TILLOTSON WHITE  
1321 HARVEY ROAD  
KNOXVILLE, TN 37922  
DISTRICT 6, KNOX COUNTY  
DEED INSTR. 201908170074848  
TAX MAP 162 PARCELS 02844  
PLAT REF. 200410290035855

20' 10' 0 20' 40'  
1" = 20'

EXHIBIT G



STERLING  
LAND SURVEYING  
CIVIL ENGINEERING  
CONSULTING  
LAND PLANNING

1020 WILLIAM BLOUNT DRIVE  
MARYVILLE, TENNESSEE  
37802-8401  
P.O. BOX 4878  
MARYVILLE, TENNESSEE  
37802-4878  
PHONE: VOL. 988-3905  
FAX: VOL. 981-2815  
www.sterling-tn.com

PARTIAL TOPOGRAPHIC SURVEY  
**BOYD-HARVEY HOUSE**  
1321 HARVEY RD, KNOXVILLE, TN 37922

DATE	BY	REVISIONS
02/09/18	CMR	REISED CLIENT NAME
02/21/18	CMR	REISED DEED REFERENCE

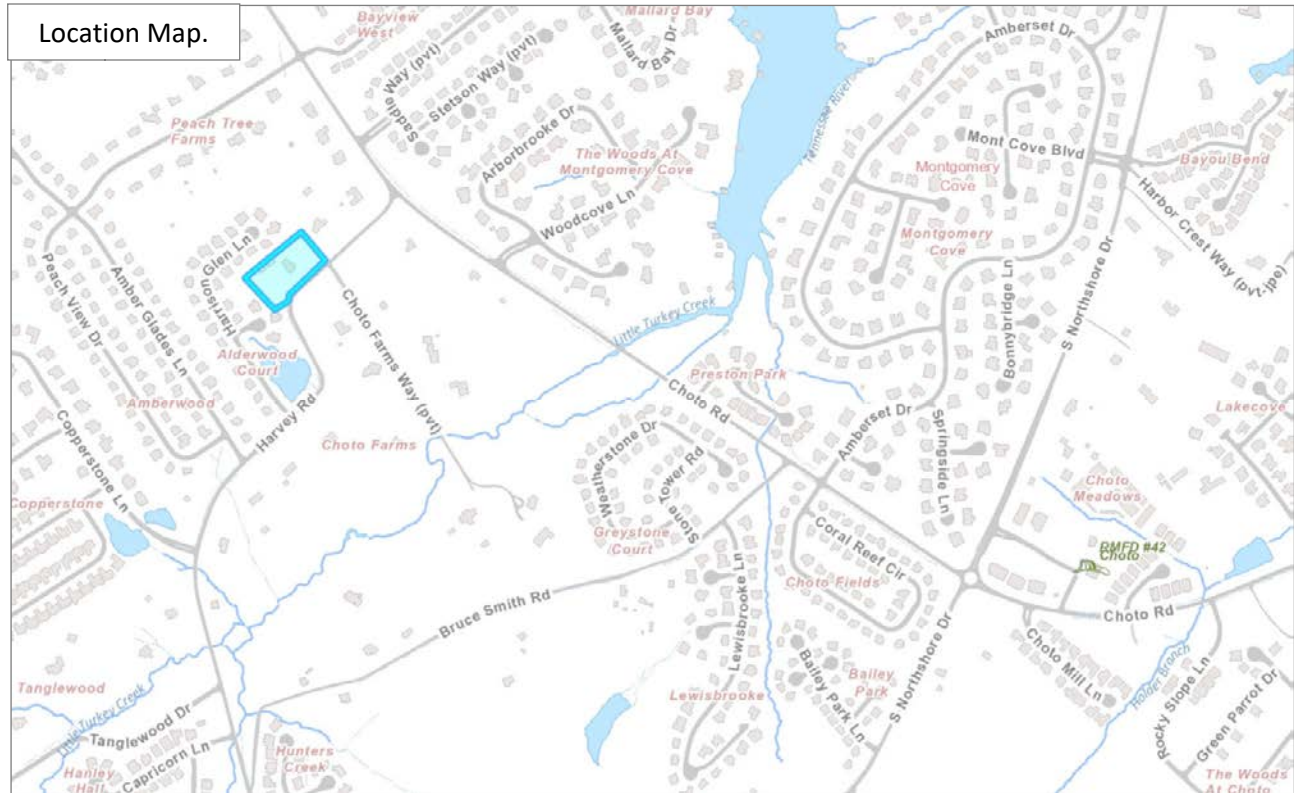


SHEET  
**TS**

DESIGNED:  
DRAWN: CEG  
CHECKED: CMR  
DATE: 12/13/18  
SCALE: 1" = 20'

DRAWING: 6639-TS  
PROJECT NO: SEI#6639

**10-A-21-UR**  
**EXHIBIT A. Contextual Images**





## 10-A-21-UR

### EXHIBIT A. Contextual Images





**10-A-21-UR**  
**EXHIBIT A. Contextual Images**







400 Main Street  
Suite 403  
Knoxville, TN 37902  
P: 865.215.2507  
F: 865.215.2237

## Addressing Department Review and Comments

**File #:** 10-A-21-UR

**Tax Parcel ID:** 162 02944

**Subdivision:** N/A

**Owner:** Anne Tillotson White

**Applicant:** John Brock

**Company:** Brock Shipe Klenk

**Email:** jbrock@bskplc.com

**Date Submitted:** 8/4/21

**Review Type:** UR

**Unit or Phase:**

**Phone:** N/A

**Office:** 865.338.9700

**Cell:**

**Fax:**

Visit our website: <http://www.knoxplanning.org/addressing> for a list of existing and available street names.

All subdivision and street names must conform to the Knoxville/Knox County Street Uniform Naming and Addressing Ordinance, Subdivision Regulations and the Administrative Rules of the Planning Commission.

Proposed and/or Existing Subdivision or Street Names	Results of Review, Corrections, and Comments (date subdivision or street name reserved)	Approved, Pending, Denied, Revise, Note
Harvey Road	OK	
	If proposed use is approved, no address changes are anticipated. Two addresses are assigned to the individual structures.	Note

**Comments may be modified based on new information from updated plans, field reviews or other agencies.**

Andrea Kupfer (865.215.3797) <a href="mailto:andrea.kupfer@knoxplanning.org">andrea.kupfer@knoxplanning.org</a>	<b>1<sup>st</sup> Review</b> 9/13/2021	Donna Hill (865.215.3872) <a href="mailto:donna.hill@knoxplanning.org">donna.hill@knoxplanning.org</a>	<b>2<sup>nd</sup> Review</b> Sept 17, 2021
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# Development Request

## DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☒ Use on Review / Special Use  
☐ Hillside Protection COA

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ SP ☐ OYP  
☐ Rezoning

John G. Brock

Attorney

Applicant Name

Affiliation

8/4/2021

October 14, 2021

Date Filed

Meeting Date (if applicable)

File Number(s)

10-A-21-UR

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

John G. Brock

Brock Shipe Klenk PLC

Name

Company

265 Brookview Centre Way, Suite 604

Knoxville

TN

37919

Address

City

State

ZIP

865-338-9700

jbrock@bskplc.com

Phone

Email

## CURRENT PROPERTY INFO

Anne Tillotson White

1321 Harvey Road, Concord, TN 37922

Owner Name (if different)

Owner Address

Owner Phone

1321 Harvey Road, Concord, TN 37922

162-02944

Property Address

Parcel ID

First Utility District

First Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

NW/S Harvey Rd. @ Choto Farms Way, southwest of Choto Rd.

2.0 acres

General Location

Tract Size

☐ City ☒ County

5th

A & HZ

RR

District

Zoning District

Existing Land Use

Southwest County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

**DEVELOPMENT REQUEST**

- ☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA  
☐ Residential ☐ Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) Lodging and Boarding House in A/HZ zone

Related City Permit Number(s) \_\_\_\_\_

**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel \_\_\_\_\_  
Total Number of Lots Created \_\_\_\_\_☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements \_\_\_\_\_

Related Rezoning File Number \_\_\_\_\_

**ZONING REQUEST**☐ Zoning Change \_\_\_\_\_  
Proposed Zoning \_\_\_\_\_☐ Plan Amendment Change \_\_\_\_\_  
Proposed Plan Designation(s) \_\_\_\_\_

Pending Plat File Number \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_**STAFF USE ONLY****PLAT TYPE**

- ☐ Staff Review ☐ Planning Commission

**ATTACHMENTS**

- ☐ Property Owners / Option Holders ☐ Variance Request

**ADDITIONAL REQUIREMENTS**

- ☐ Design Plan Certification (*Final Plat*)  
☐ Use on Review / Special Use (*Concept Plan*)  
☐ Traffic Impact Study  
☐ COA Checklist (*Hillside Protection*)

Fee 1		Total
0403	900.00	
Fee 2		
Fee 3		
		\$900.00

**AUTHORIZATION**

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature

865-338-9700

Phone Number

John G. Brock

Please Print

jbrock@bskplc.com

Email

Sherry Michienzi

Please Print

8/4/2021

Date

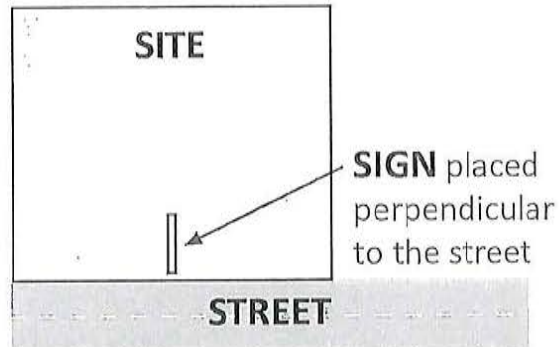
swm 8/5/2021

Date

Staff Signature



The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

Sept 29 (Wed) and Oct 15 (Fri)  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: John E. Brock

Date: 8/5/21

File Number: 10-A-21-WR

☒ Sign posted by Staff  
☐ Sign posted by Applicant