

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:

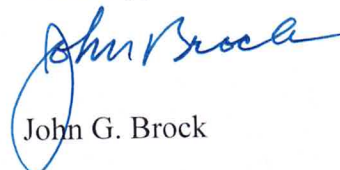
The purpose of this letter is to submit revisions to the above referenced application in response to comments of Planning Commission staff.

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,

A handwritten signature in blue ink, appearing to read "John Brock", is written over a circular blue ink stamp.

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.**

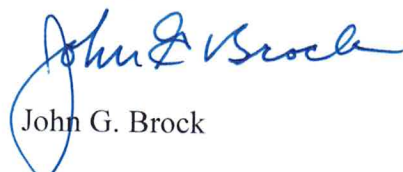
Because the proposed use on review is not requiring any additional construction or physical changes to the property, we believe the existing drainage is sufficient for the proposed use.

10. **Traffic Impact Study.**

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

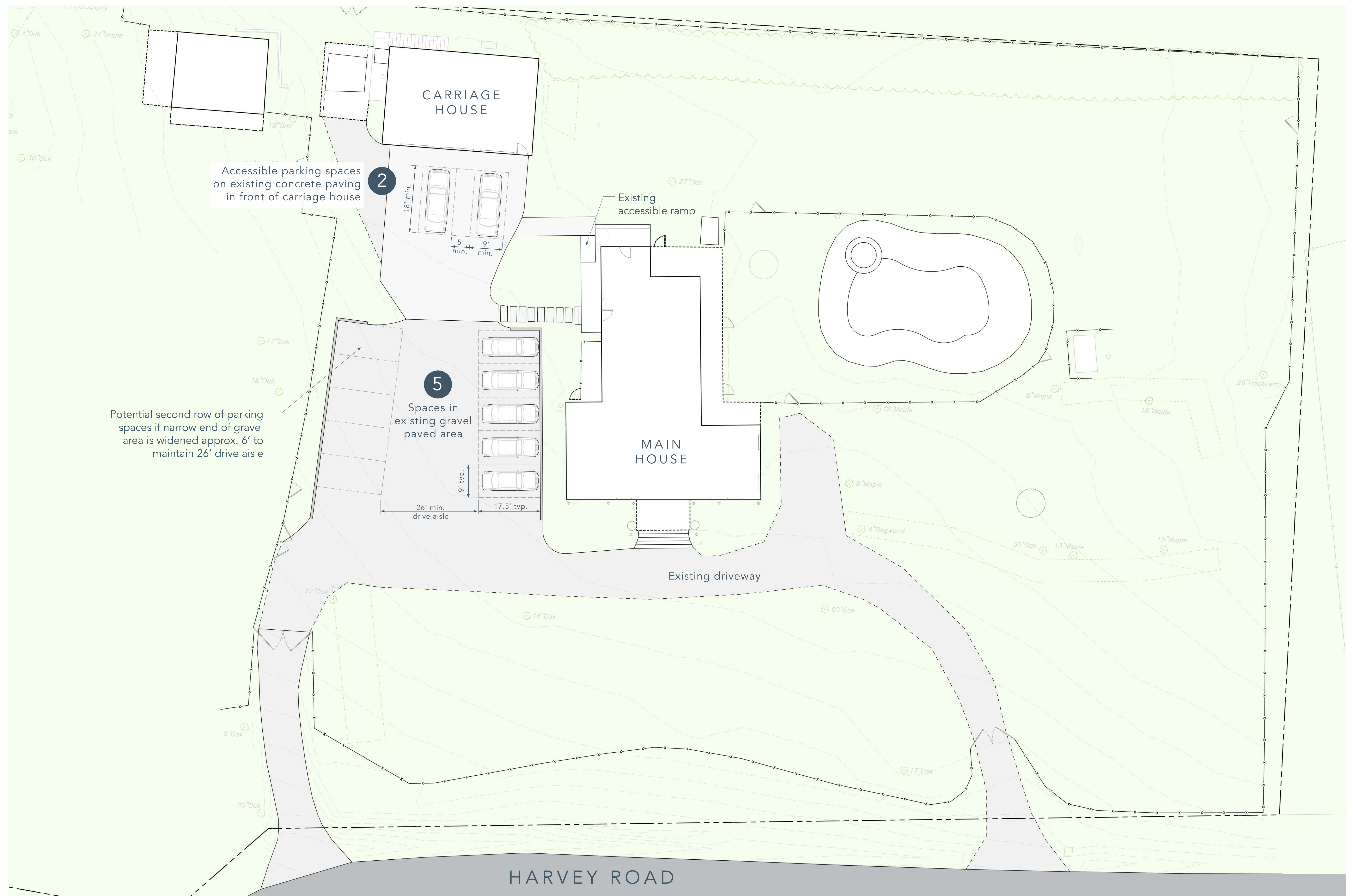
I appreciate your assistance. Please let us know if there are any other documents we may provide to assist the Planning Commission with its review of our application for Use on Review.

Sincerely,

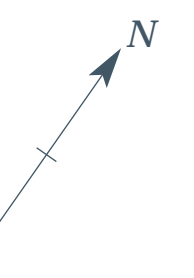


John G. Brock



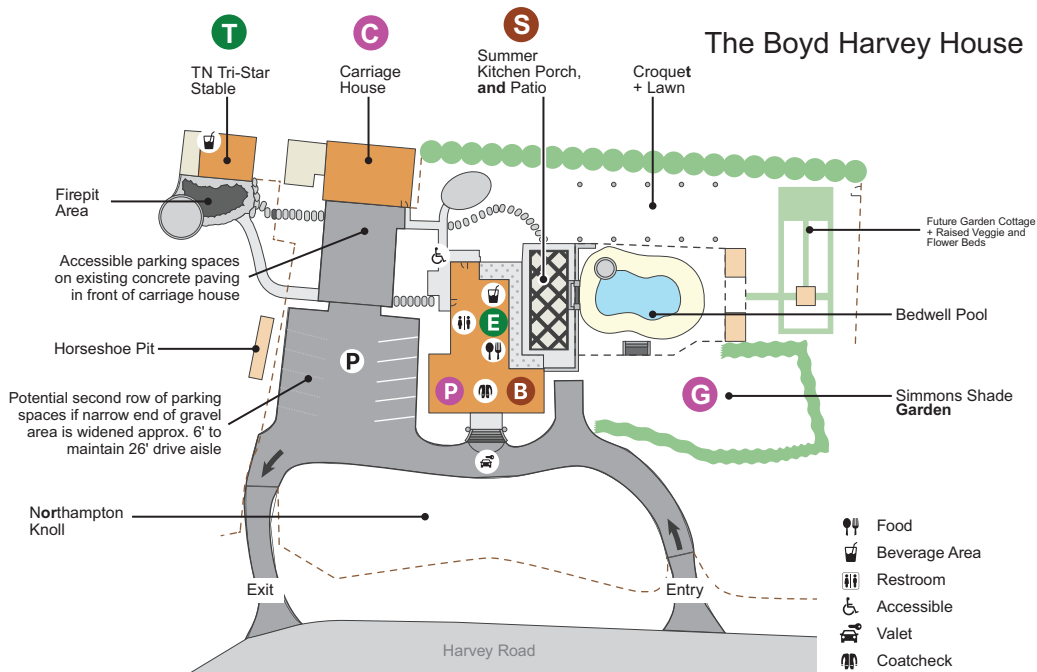


**7** SPACES TOTAL (MINIMUM)  
POTENTIAL 12 SPACES IF GRAVEL AREA IS WIDENED





# The Boyd Harvey House



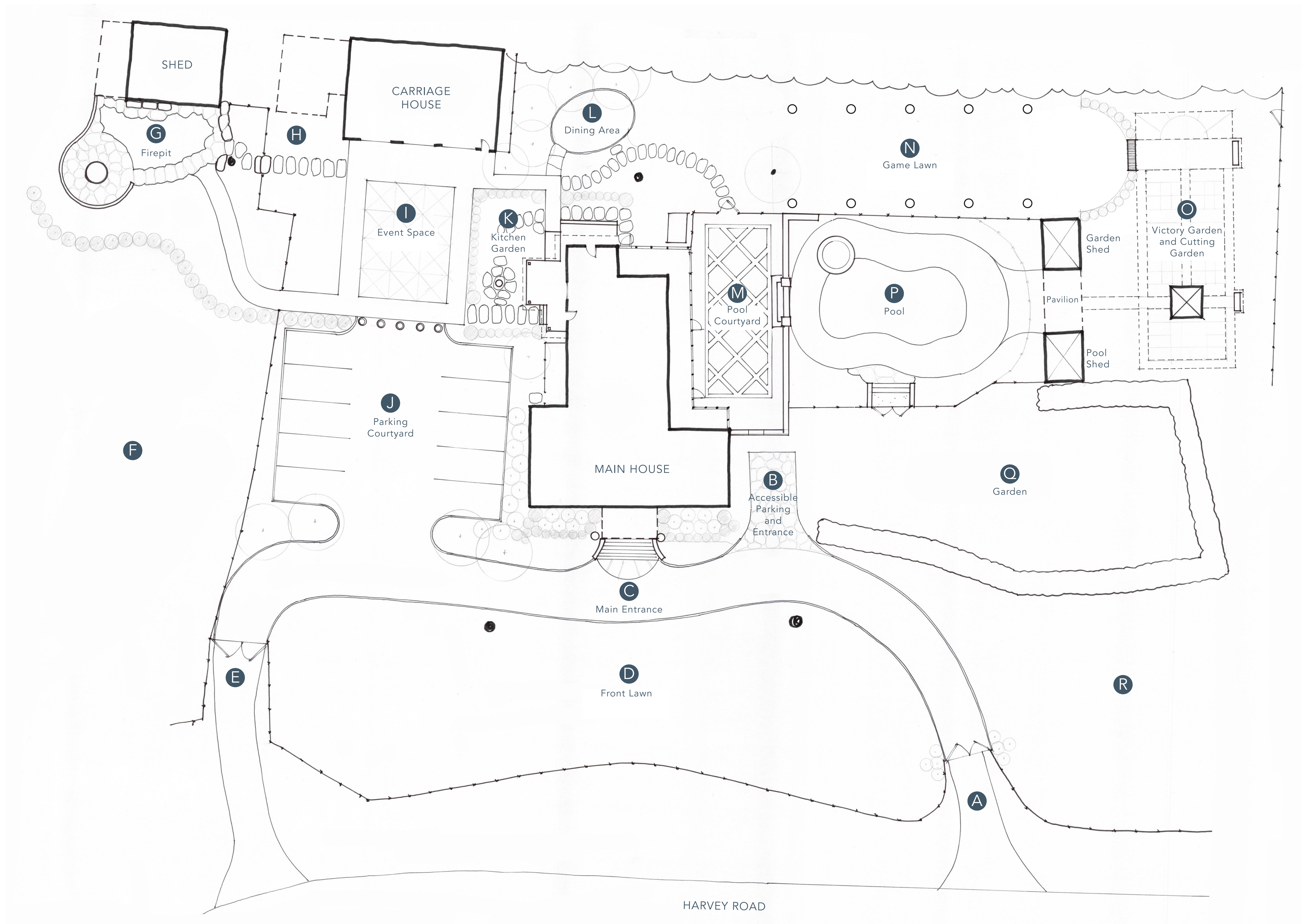
## Indoor Meeting Spaces

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

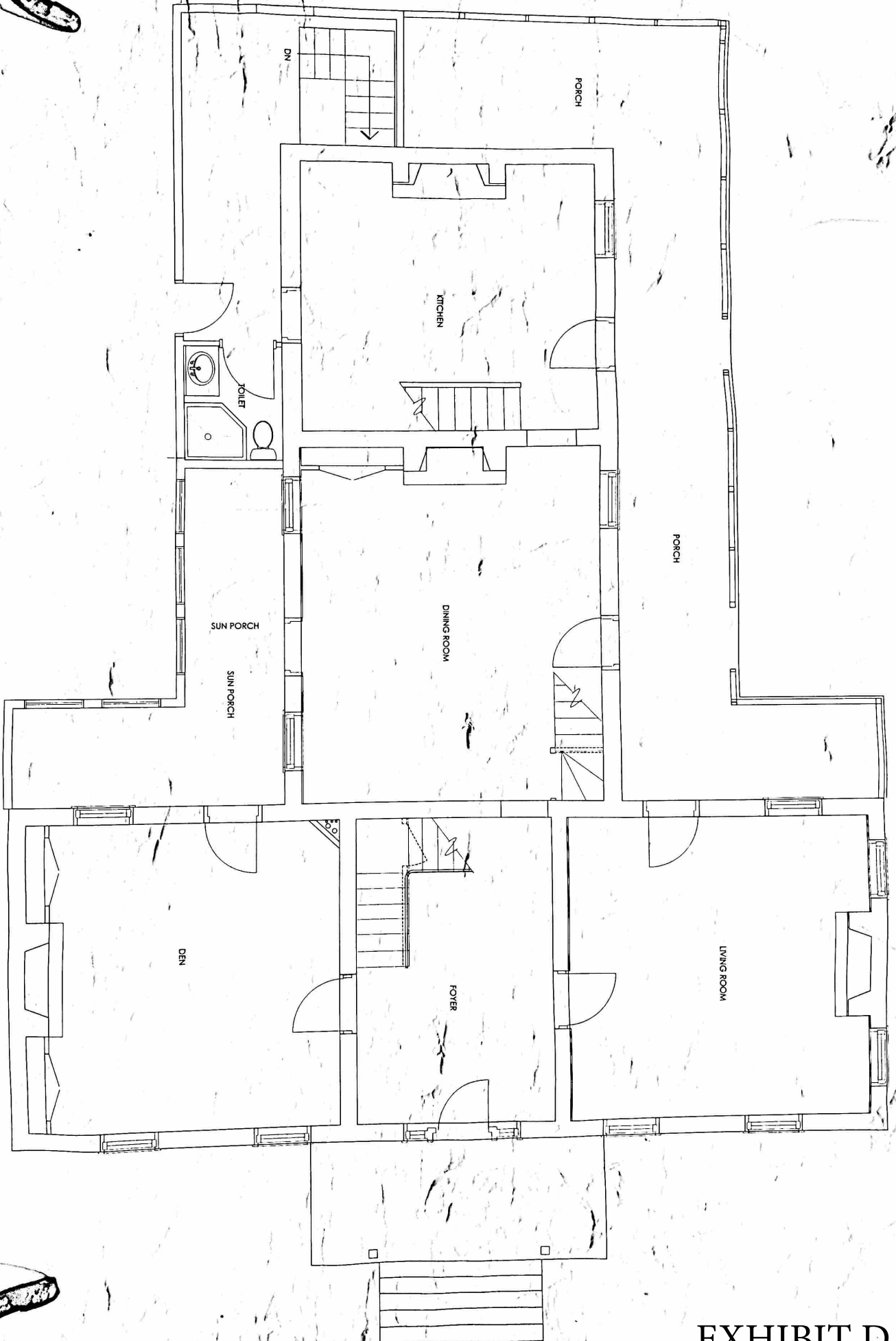
## Outdoor Meeting Spaces

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











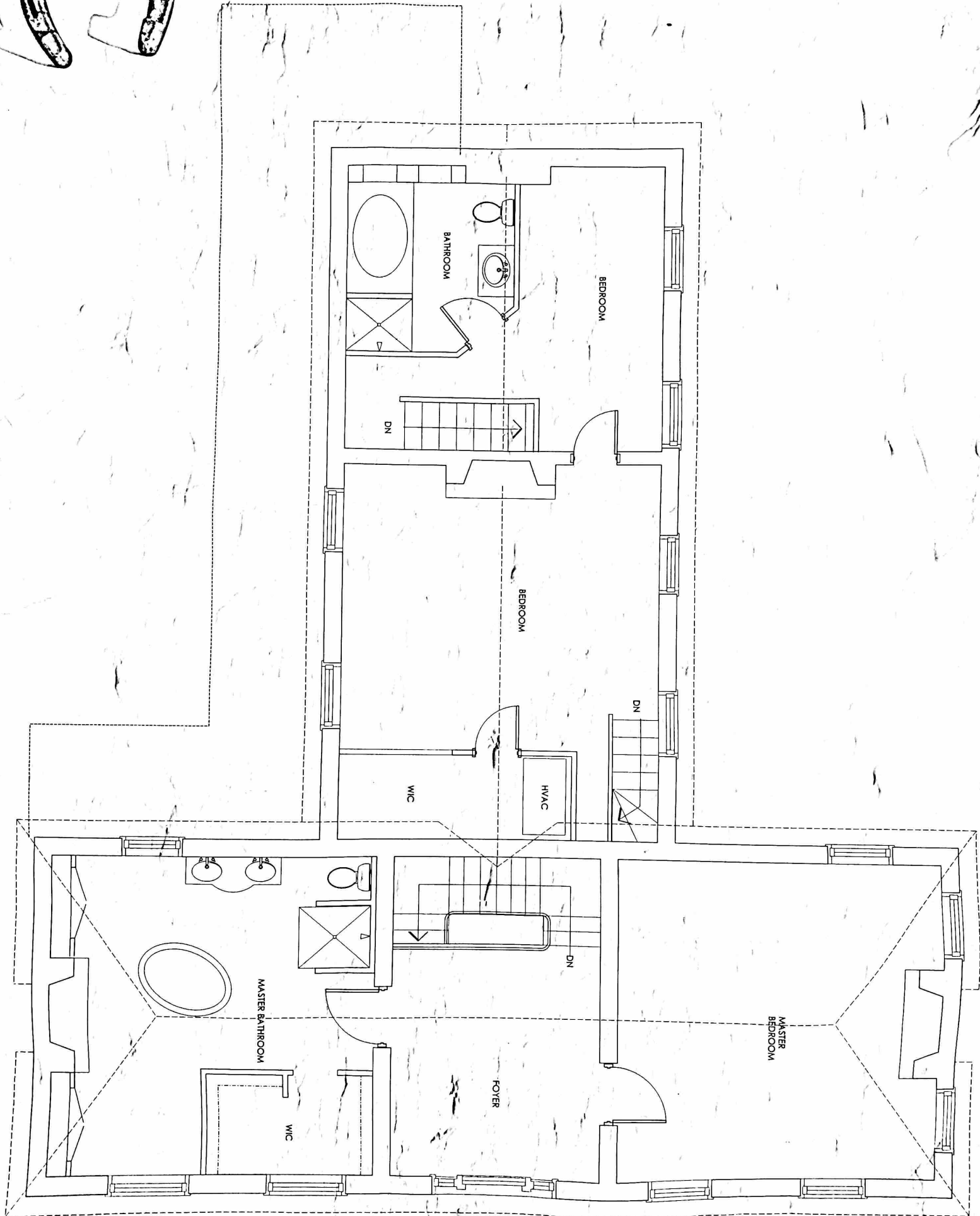
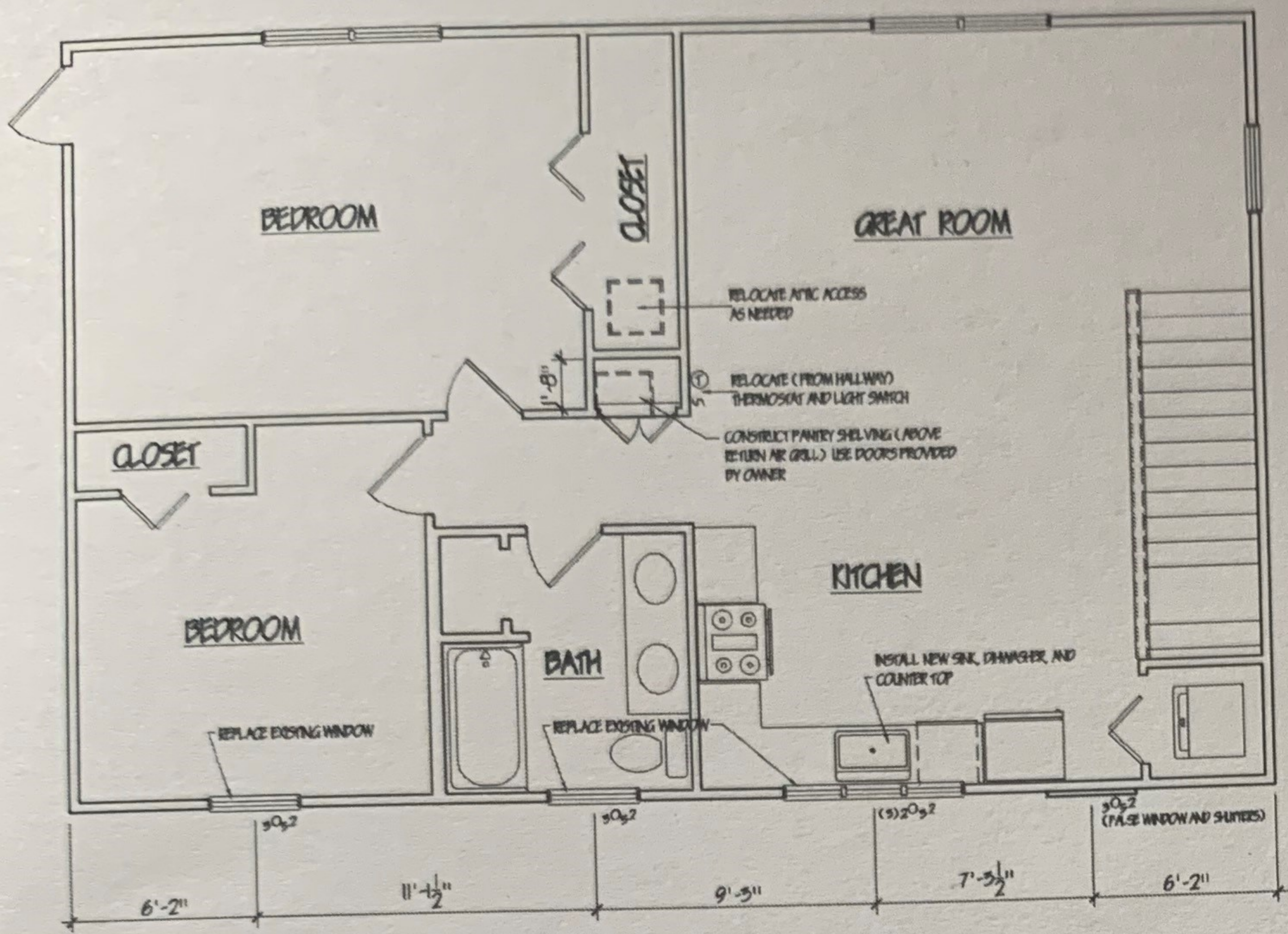


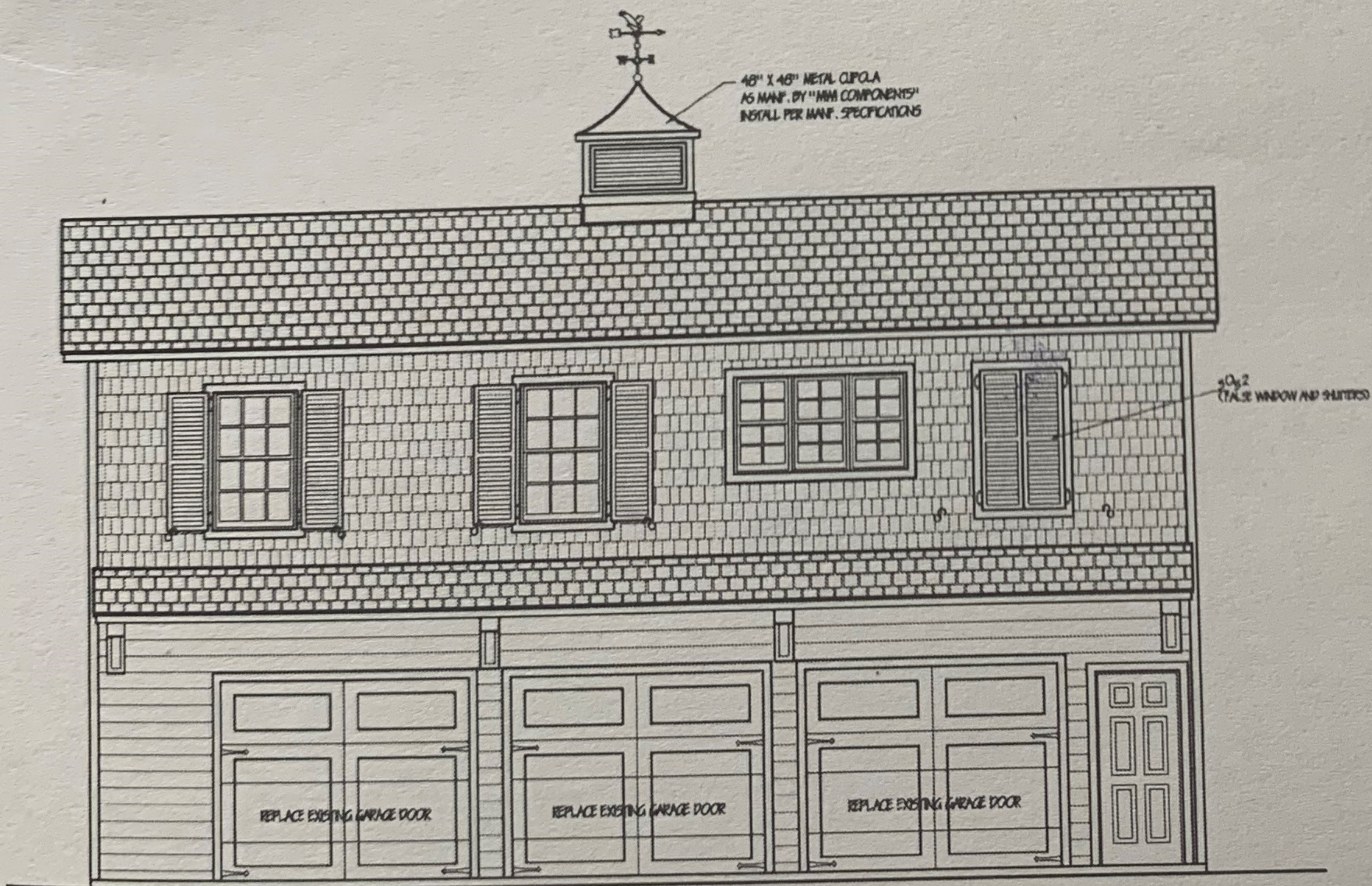
EXHIBIT D



Carriage House Elevation and Floor Plan



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



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

REVISED:

ANNE WHITE

1321 HARVEY ROAD

A REMODEL FOR:

TO BE CONSTRUCTED AT:

DATE: 3/11/19

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  
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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



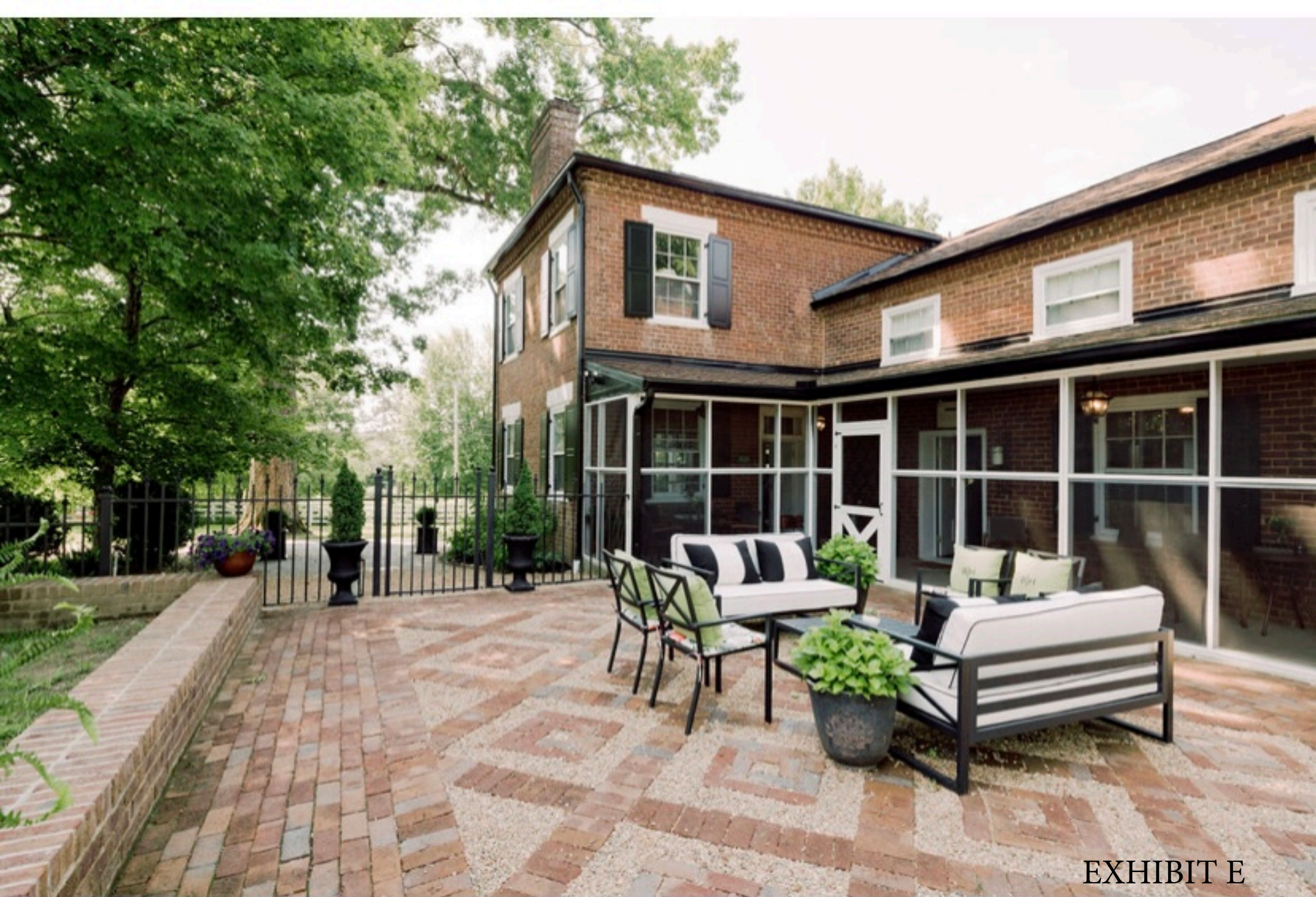


EXHIBIT E





View of north elevation, pergola, and replacement door



Additional views of pergola and deck





EXHIBIT E



Carriage house

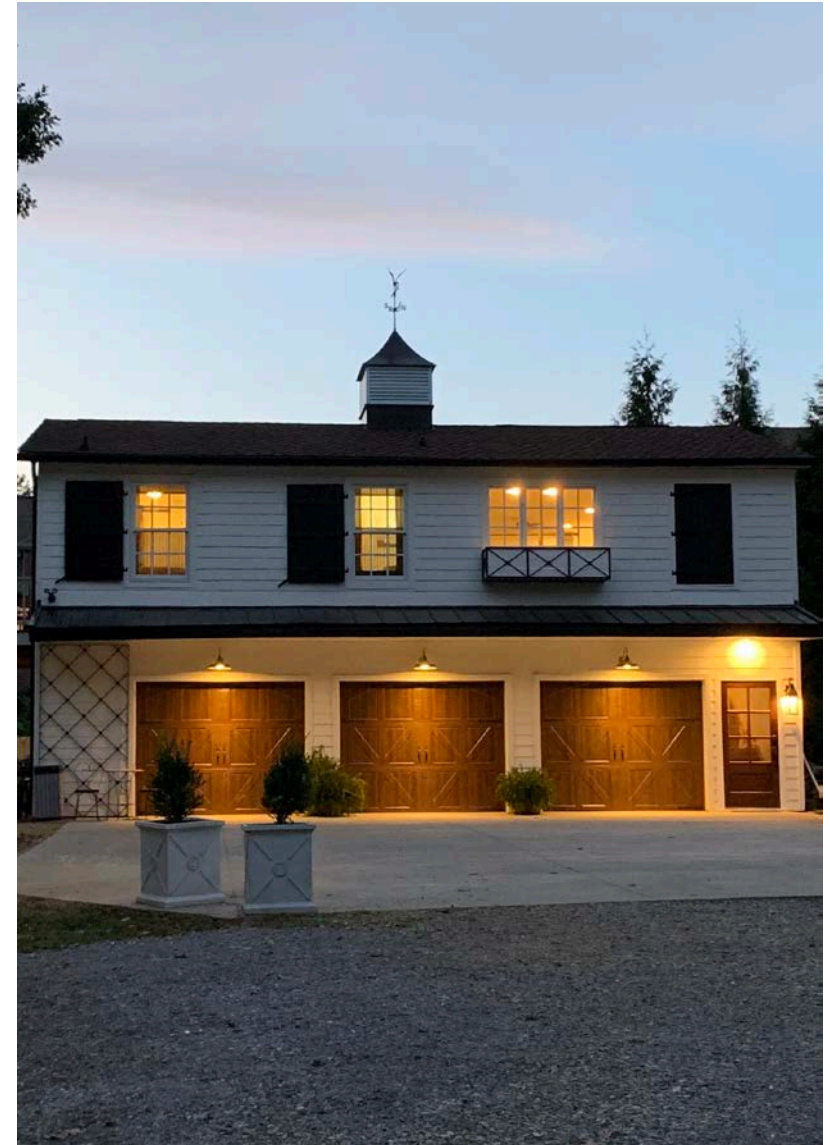


EXHIBIT E





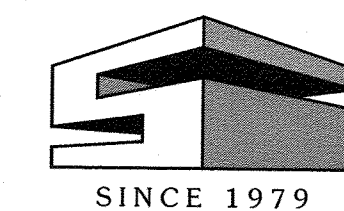
# Boyd·Harvey·House

A HISTORIC BED & BREAKFAST

EST. 1835

By  
Reservation  
Only

865-414-7215



**STERLING**  
ENGINEERING, INC.  
**LAND SURVEYING**  
**CIVIL ENGINEERING**  
**CONSULTING**  
**LAND PLANNING**

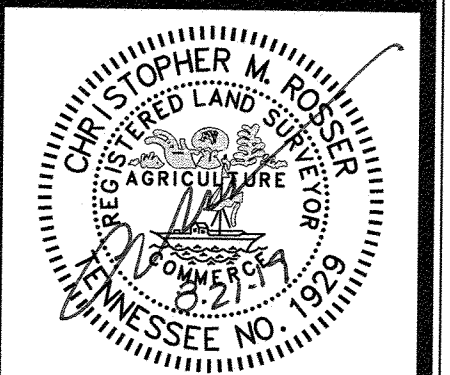
1020 WILLIAM BLOUNT DRIVE  
MARYVILLE, TENNESSEE  
37802-8401  
P.O. BOX 4878  
MARYVILLE, TENNESSEE  
37802-4878  
PHONE: VOL-984-3905  
FAX: VOL-981-2815  
www.sterling.us.com

PARTIAL TOPOGRAPHIC SURVEY

# BOYD-HARVEY HOUSE

1321 HARVEY RD, KNOXVILLE, TN 37922

DATE	BY	REVISIONS
09/09/19	CMR	REVISED CLIENT NAME
09/21/19	CMR	REVISED DEED REFERENCE



SHEET	<b>TS</b>
DESIGNED:	
DRAWN:	<b>CEG</b>
CHECKED:	<b>CMR</b>
DATE:	<b>12/13/18</b>
SCALE:	<b>1" = 20'</b>
DRAWING:	<b>6639-TS</b>
PROJECT NO:	<b>SEI#6639</b>

**OWNER OF RECORD & CLIENT:**  
ANNE TILLOTSON WHITE  
1321 HARVEY ROAD  
KNOXVILLE, TN 37922  
DISTRICT 6, KNOX COUNTY  
DEED INSTR. 201906170074848  
TAX MAP 162 PARCEL 02944  
PLAT REF. 200410290035855

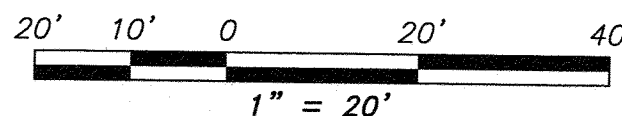
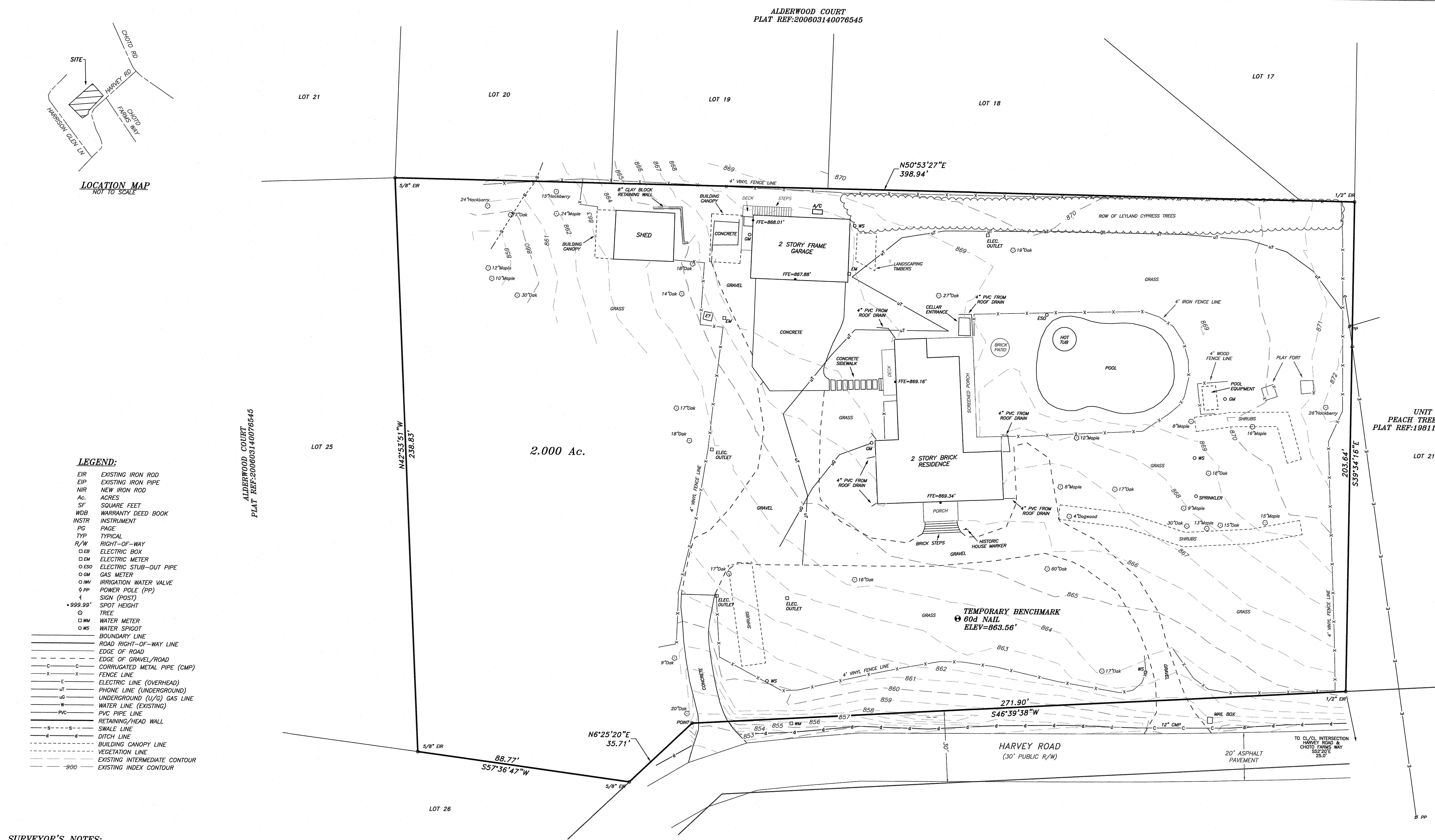


EXHIBIT G



**LEGEND:**

- EIR EXISTING IRON ROD
- EIP EXISTING IRON PIPE
- NIR NEW IRON ROD
- Ac. ACRES
- SF SQUARE FEET
- WDB WARRANTY DEED BOOK
- INSTR INSTRUMENT
- PG PAGE
- TYP TYPICAL
- R/W RIGHT-OF-WAY
- ELB ELECTRIC BOX
- EM ELECTRIC METER
- ESO ELECTRIC SUB-OUT PIPE
- GM GAS METER
- IMV IRRIGATION WATER VALVE
- PP POWER POLE (PP)
- SIGN (POST)
- SPOT HEIGHT
- Q TREE
- WM WATER METER
- WS WATER SPIGOT
- BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- EDGE OF ROAD
- EDGE OF GRAVEL/ROAD
- C CORRUGATED METAL PIPE (CMP)
- FENCE LINE
- E ELECTRIC LINE (OVERHEAD)
- UT PHONE LINE (UNDERGROUND)
- UG UNDERGROUND (U/G) GAS LINE
- W WATER LINE (EXISTING)
- PVC PVC PIPE LINE
- RETAINING/HEAD WALL
- SWALE LINE
- DITCH LINE
- BUILDING CANOPY LINE
- VEGETATION LINE
- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR

**SURVEYOR'S NOTES:**

- Current Knox County Zoning: A & HZ
- The Knox County Historic Zoning Commission shall have final determination of the building setbacks.
- 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.
- 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.
- 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.
- This Topographic Survey is not intended to represent a Boundary or General Property Survey as defined in Chapter 0820-3-07 as set forth by the Tennessee Board of Land Surveyors pursuant to T.C.A. Title 62-18-106(c).
- Tree symbols and/or lines shown hereon do not reflect actual tree canopies.