



# Staff Report

## Infill Housing Design Review Committee

File Number: 10-E-21-IH

**Meeting:** 10/20/2021  
**Applicant:** Quinn Epperly QB Realty Team, llc  
**Owner:** Quinn Epperly QB Realty Team, llc

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### Property Information

**Location:** 3311 Savoy St. **Parcel ID** 81 P A 011  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**District:** Lonsdale Infill Housing Overlay District

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### Description of Work

Level III New Primary Structure

New primary residence fronting Savoy Street. One-story, hipped-roof residence measuring 24' wide by 33' long, with a 6' deep, 17' long front-gable roof porch centered on the façade. The house is proposed to be set 26.7' from the front property line. The proposed parking is a concrete pad accessible by a 10' wide concrete drive extending off Savoy Street. There is no operable alley.

The 8/12 pitch, hipped roof is clad in asphalt shingles, the house is clad in horizontal lap siding, and the house rests on a concrete slab foundation. The porch is centered on the façade, featuring an 8/12 roof and a gable clad in lap siding, supported by square wood posts. The three-bay façade features two windows flanking an off-center door. There are no windows on the left elevation and a secondary entry on the rear elevation.

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### Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

#### 1. Front Yards

- Consistent front yard space should be created along the street with the setback of a new house matching the older houses on the block.
- When several infill houses, porches and the habitable portion of each house should be about the same distance from the street as the original houses.
- A walkway should be provided from the sidewalk or street to the front door. Along grid streets, the walk should be perpendicular to the street.
- Healthy trees that are outside the building footprint should be preserved. The root area should be marked and protected during construction.

#### 2. House Orientation and Side Yards

- New housing should be proportional to the dimensions of the lot and other houses on the block.
- Side yard setbacks should be similar to older houses on the block, keeping the rhythm of spacing between houses consistent.

#### 3. Alleys, Parking, and Services

- Parking should not be in front yards.
- Alley access should be used for garage or parking pad locations.
- On streets without alleys, garages or parking pads should be at least 20' behind the front façade of the infill house with access limited to one lane between the street and the front façade.
- On those streets which have alleys, driveways should not be permitted from the front of the house.
- Alley oriented parking pads, garbage collection points, and utility boxes should be screened with a combination of landscaping and fencing.

#### 4. Scale, Mass, and Foundation Height

- The front elevation should be designed to be similar in scale to the other houses along the street.
- The front façade of new houses should be about the same width as original houses on the block.
- If extensions or bays were typically part of the neighborhood's historic house design, such elements should be incorporated into infill housing.
- New foundations should be about the same height as the original houses in the neighborhood.

#### 5. Porches and Stoops

- Porches should be part of the housing design in those neighborhoods where porches were commonplace.
- Porches should be proportional to original porches on the block, extending about 8-12' toward the street from the habitable portion of the house.
- Porches should extend into the front yard setback, if necessary, to maintain consistency with similarly sited porches along the street.
- Porch posts and railings should be like those used in the historic era of the neighborhood's development.

#### 6. Windows and Doors

- When constructing new houses, the windows and door styles should be similar to the original or historic houses on the block.
- To respect the privacy of adjacent properties, consider the placement of side windows and doors.
- The windows and doors on the front façade of an infill house should be located in similar proportion and position as the original houses on the block.
- Attention should be paid to window placement and the ratio of solid (the wall) to void (the window and door openings).
- Contemporary windows such as "picture windows" should not be used in pre-World War II neighborhoods.

#### 7. Roof Shapes and Materials

- New roofs should be designed to have a similar pitch to original housing on the block.
- More complex roofs, such as hipped roofs and dormers, should be part of new housing designs when such forms were historically used on the block.
- Darker shades of shingle were often used and should be chosen in roofing houses in Infill neighborhoods.

#### 8. Siding Materials

- Clapboard-like materials should be used in constructing new housing where painted wood siding was traditionally used.
- Faced stone, vertical siding, and other non-historic materials should not be used in building new houses.

#### 11. Landscape and Other Considerations

- One native or naturalized shade tree should be planted in the front and rear yards of infill lots with 25 feet or more in depth to front of house.

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## Comments

1. The house is proposed to be set 26.7' from the front property line, with a 6' deep front porch located 20.7' from the front property line. The block lacks context to derive an average front setback, as there is only one other house

on the block fronting Savoy Street. The proposed front setback will establish a pattern for the block. Instead of a walkway extending to the street, the applicant has connected the walkway to the concrete driveway.

2. There is not much context on the block for comparable historic houses. On the other side of the street, the houses front Divide Street. The proposed house is proportionate to the dimensions of the lot.
3. The proposed parking meets Infill Housing design guidelines for a street without an operable alley (limited to one lane and extending at least 20' behind the house's front façade) and City Engineering standards. The applicant has incorporated landscaping to surround the parking pad. The application is right at the impervious surface limit for the base zoning. Any modifications to the site plan during permitting should meet City Engineering standards and remain within impervious surface limits.
4. Overall, the one-story, three-bay façade is compatible with the broader neighborhood context. The application includes a concrete slab foundation, which is not appropriate for the broader context; the applicant should incorporate a raised foundation at approximately 1' tall or taller.
5. The proposed front-gable roof porch is proportionate to the façade. A revised porch design should incorporate 6 by 6 or 8 by 8 square supports. A covered rear elevation porch is shown on the site plan but not the elevation drawings; drawings should be updated accordingly.
6. Guidelines recommend that window and door placement and design be compatible with the historic context and achieve a balance of solids to voids. The Prairie-style muntins as shown in the drawings are not appropriate for the guidelines; simple one-over-one, double-hung windows with appropriately-sized window trim should be used. Windows should be added to the left elevation. The Board may also choose to discuss the somewhat off-center layout of the façade.
7. The proposed 8/12 pitch roof meets the design guidelines. A front-gable roof porch contributes additional complexity.
8. Overall materials are appropriate within the design guidelines. The vinyl siding should be lap siding with an overlap instead of Dutch lap or flush panel siding.
9. The site plan includes new front and rear yard trees.

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## Recommendation

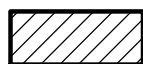
Staff recommends approval of Certificate 10-E-21-IH, with the following conditions:

- 1) Final site plan to meet City Engineering standards;
- 2) Incorporate raised foundation (1' or taller) instead of concrete slab;
- 3) Use one-over-one windows with appropriately-sized trim;
- 4) Add one or two windows to the left elevation, with approval by staff;
- 5) Use lap siding with an overlap instead of Dutch lap or flush panel siding.



**10-E-21-IH**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



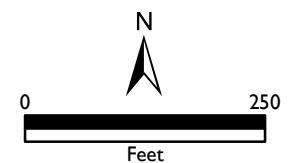
**3311 Savoy St.**  
Lonsdale Infill Housing Overlay District

Original Print Date: 10/8/2021  
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Revised:

Applicant: Quinn Epperly QB Realty Team, llc

**INFILL  
HOUSING  
REVIEW  
BOARD**





## DESIGN REVIEW REQUEST

☐ DOWNTOWN DESIGN (DK)

☐ HISTORIC ZONING (H)

☒ INFILL HOUSING (IH)

QB Realty Team LLC

Applicant

9/8/21

October 20, 2021

10-E-21-IH

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

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

☒ Owner ☐ Contractor ☐ Engineer ☐ Architect/Landscape Architect

Quinn Epperly

QB Realty Team LLC

Name

Company

9812 Westland Dr

Knoxville

TN

37922

Address

City

State

Zip

865-963-8462

Qbrenovations@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

3311 Savoy St, Knoxville, TN 37921

081PA011

Property Address

Parcel ID

Marietta Add

RN-2/IH

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*

Lindsay Crockett

9.10.21

Staff Signature

Please Print

Date

Quinn Epperly

9/8/21

Applicant Signature

Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- ☐ Signs    ☐ Alteration of an existing building/structure

Level 2:

- ☐ Addition to an existing building/structure

Level 3:

- ☐ Construction of new building/structure    ☐ Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

☐ Brief description of work: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HISTORIC ZONING

Level 1:

- ☐ Signs    ☐ Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- ☐ Major repair, removal, or replacement of architectural elements or materials    ☐ Additions and accessory structures

Level 3:

- ☐ Construction of a new primary building

Level 4:

- ☐ Relocation of a contributing structure    ☐ Demolition of a contributing structure

See required Historic Zoning attachment for more details.

☐ Brief description of work: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

INFILL HOUSING

Level 1:

- ☐ Driveways, parking pads, access point, garages or similar facilities    ☐ Subdivisions

Level 2:

- ☐ Additions visible from the primary street    ☐ Changes to porches visible from the primary street

Level 3:

- ☒ New primary structure  
☒ Site built    ☐ Modular    ☐ Multi-Sectional

See required Infill Housing attachment for more details.

☒ Brief description of work: 2 bedroom 1 bathroom 792 square foot single level site built home  
\_\_\_\_\_  
\_\_\_\_\_

STAFF USE ONLY

ATTACHMENTS

- ☐ Downtown Design Checklist  
☐ Historic Zoning Design Checklist  
☐ Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- ☐ Property Owners / Option Holders

Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500

FEE 1:

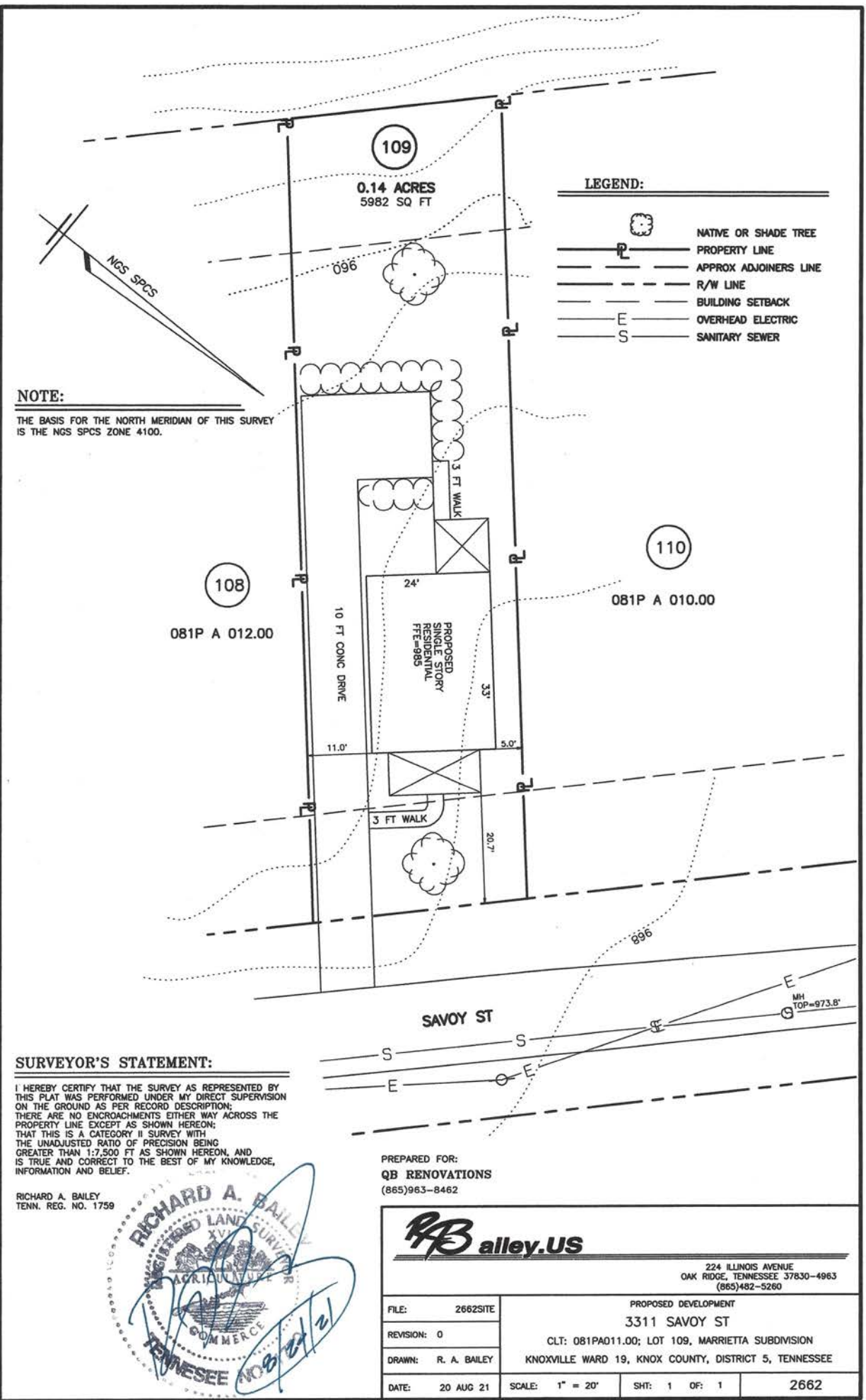
250.00

FEE 2:

FEE 3:

TOTAL:

250.00



**NOTE:**

THE BASIS FOR THE NORTH MERIDIAN OF THIS SURVEY IS THE NGS SPCS ZONE 4100.

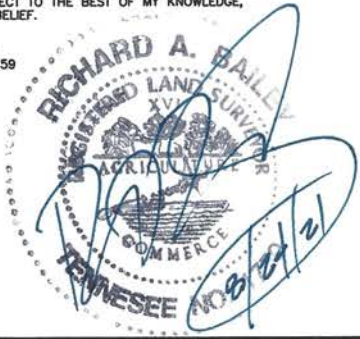
**LEGEND:**

- NATIVE OR SHADE TREE
- PROPERTY LINE
- APPROX ADJOINERS LINE
- R/W LINE
- BUILDING SETBACK
- OVERHEAD ELECTRIC
- SANITARY SEWER

**SURVEYOR'S STATEMENT:**

I HEREBY CERTIFY THAT THE SURVEY AS REPRESENTED BY THIS PLAT WAS PERFORMED UNDER MY DIRECT SUPERVISION ON THE GROUND AS PER RECORD DESCRIPTION; THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE EXCEPT AS SHOWN HEREON; THAT THIS IS A CATEGORY II SURVEY WITH THE UNADJUSTED RATIO OF PRECISION BEING GREATER THAN 1:7,500 FT AS SHOWN HEREON, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

RICHARD A. BAILEY  
TENN. REG. NO. 1759



PREPARED FOR:  
**QB RENOVATIONS**  
(865)963-8462

224 ILLINOIS AVENUE OAK RIDGE, TENNESSEE 37830-4963 (865)482-5260	
FILE: 2662SITE	PROPOSED DEVELOPMENT <b>3311 SAVOY ST</b>
REVISION: 0	CLT: 081PA011.00; LOT 109, MARIETTA SUBDIVISION
DRAWN: R. A. BAILEY	KNOXVILLE WARD 19, KNOX COUNTY, DISTRICT 5, TENNESSEE
DATE: 20 AUG 21	SCALE: 1" = 20' SHT: 1 OF: 1 2662







1. BALLOON FRAME ALL EXTERIOR WALLS WHERE APPLICABLE TO UNDERSIDE OF TRUSS.
2. TWO (2) LAYERS OF GRADE "D" PAPER IS REQUIRED AT WOOD SHEAR PANELS.
3. PROVIDE 1x3 WOOD BATTENS WHERE ROOF EXCEEDS 7:12 SEE E.R. #2656
4. EXTERIOR FINISH TO BE VERTICAL AND HORIZONTAL SIDING TO BE DETERMINED BY OWNER.
5. GUTTER LOCATION AND MATERIAL AND STYLE TO BE DETERMINED BY OWNER. ALL DOWNSPUTS TO DRAIN INTO DRAINAGE LINES DISCHARGING AT THE LOWEST SIDE OF THE HOUSE.
6. PROVIDE ATTIC VENTILATION AS PER CURRENT IRC SECT. 1203.2 FOR EAVE VENTS PROVIDE 1sf OF VENT FOR EVERY 150sf OF ATTIC.
7. PROVIDE AN APPROVED WATERPROOF BUILDING PAPER UNDER WOOD SIDING

(NOTE FOR 1/300 OF THE AREA OF THE SPACE VENTILATED, PROVIDE A VAPOR RETARDED HAVING A TRANSMISSION RATE NOT TO EXCEED 1 PERM IN ACCORDANCE WITH ASTM E 96 IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION AND PROVIDED 50% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' ABOVE EAVE.)



ENERGY ENVELOPE	
WALL	
WALL INSULATION	R-19
1/2" GYP BD.	R-0.45
3/8" OSB PLYWD	R-0.45
CEMENT BD SIDING	R-0.50
<hr/>	
TOTAL WALL VALUE	R-20.4
FLOOR	
FLOOR INSULATION	R-19
ATTIC	
ATTIC INSULATION	R-49

MECHANICAL CLOSET PROVIDED TWO VERTICAL DUCTS OR PLUMBINGS 1/2 IN. PER 400 BTU/H INPUT EACH DUCT OR PLUMBING ONE TO TERMINATE 12" ABOVE FINISHED FLOOR ONE TO TERMINATE 2' BELOW CEILING. PROVIDE 6" MIN. EXHAUST FLEX.

2. EXACT LOCATIONS 1/2 SIZE OF SUPPLY & RETURN REGISTERS TO BE DETERMINED BY THE HVAC CONTRACTOR

3. BACK DRAFT DAMPER REQUIRED ON EXHAUST FANS

4. MECHANICAL VENTILATION FOR TOILET COMPARTMENTS, BATHROOMS & LAUNDRY ROOMS SHALL BE COMPLY WITH CURRENT IMC APPENDIX (E)

5. MECHANICAL VENTILATION FOR OTHER HABITABLE ROOMS SHALL COMPLY WITH CURRENT IMC APPENDIX (E)

6. ALL DUCTS PENETRATING THE SEPARATION OF THE GARAGE ONE-HOUR FIRE WALL SHALL BE CONSTRUCTED OF GALVANIZED STEEL AND BE CONTINUOUS WITHOUT OPENINGS OR NON-FULFILLING CONNECTIONS

7. VENT DRYER TO EXTERIOR 2" IN. OR LESS DESIGNED DUCT TO BE SMOOTH HWBACK-CONSTRUCT DAMPER

8. ALL HVAC DUCTS SHALL HAVE R-8 INSULATION WRAPPING AND SHALL BE CONSTRUCTED AND INSTALLED AS REQUIRED IMC SECTION (E) 902.4.1

9. NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE AND ALL EXPOSED GAS PIPING SHALL BE KEPT 6" ABOVE THE GRADE OF STRUCTURE. GAS PIPING UNDER A CONCRETE SLAB MAY BE PENETRATED ONLY WHEN THE PIPING IS ACCORDING TO THE APPROVED ENGINEERING DESIGN. PROVIDE THE FORTI-COGGERS, ROOSTER PATIOS, GARAGE FLOOR, INCLUDE FORTI-COGGERS AND STEPS, HEATER COVERINGS (OR HANGERS), BREEZEWAYS, ROOSTER-COGGERS, ROOSTER PATIOS, GARAGE FLOOR

10. EXPOSED FORTI-COGGERS/HANG GAS DUCTS SHALL BE SMOOTH HWBACK-CONSTRUCT DAMPER

11. MECHANICAL GAS DISCONNECT MUST BE READILY ACCESSIBLE

12. HEIGHT TO COMBUSTIBLE MATERIAL ABOVE KITCHEN RANGES 30" (PROTECTED), 24" (PROTECTED), 6" (HURDLE)

13. THE FOLLON SHALL BE CERTIFIED BY THE IEQ: WATER HEATERS, SMOKE ALARMS AND PAUETS, SPACE CONDITIONS EQUIPMENT.

14. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3" FROM THE PROTECTED LINES OR SHALL BE PENETRATED INTO CEILING (IE. DRYERS, BATHS AND FLUE) OR 18" FROM FRONT DOORS, WINDOWS, SKYLIGHTS OR ATTIC VENTS.

15. EXHAUST TERMINATING IN TYPE "B" OR "B" GAS VENTS WITH LISTED VENT CAPS SIZED 1/2" OR SMALLER SHALL BE IDENTIFIED AND BE IDENTIFIED IN ACCORDANCE WITH THE IMC SECTION 902.4.1

16. FAN & HEATER HEATING SHALL REQUIRE A SLOPE PLUMB OR SPARK LOCATED IN A GARAGE SHALL BE INSTALLED WITH THE TERMINATION AT LEAST 8" ABOVE FINISHED FLOOR

17. BUILDING GASES AND PLUMBING DESIGN OR CONSTRUCTED WITH MATERIALS OTHER THAN SEALED SHEET METAL. DUCT BOARD OR FLEXIBLE DUCT SHALL NOT BE USED FOR CONVERTING CONDITIONED AIR.

18. BUILDING VENTS MUST CONTAIN DRAFT

PROJECT	QUINN SPEC 331 SAVOY STREET KNOXVILLE TN.	<p>THESE CONSTRUCTION DOCUMENTS AND ANY ADDENDUMS ARE THE PROPERTY OF A&amp;R DESIGN AND SHALL NOT BE LOANED, REPRODUCED, COPIED, OR OTHERWISE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF A&amp;R DESIGN. ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS PROHIBITED AND SHALL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF ANY REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT. ANY PARTY USING THESE DOCUMENTS SHALL BE RESPONSIBLE FOR OBTAINING THE WRITTEN PERMISSION AND ASSUMING ALL RISKS OF INADEQUATE DESIGN.</p>
DATE	8/1/2021	
SCALE	1/4" = 1'-0"	
DRAWN	RJ	
JOB	QUIZ1055A	
SHEET	A-2	