



Staff Report

Infill Housing Design Review Committee

File Number: 7-D-22-IH

Meeting: 7/20/2022
Applicant: Quinn Epperly QB Realty Team LLC
Owner: Quinn Epperly QB Realty Team LLC

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

Description of Work

Level I Driveways, Parking Pads, Access Points, Garages, or Similar

Revision to parking. Previously approved new house (10-E-21-IH) included a 10' wide driveway extending off Savoy Street with a parking pad located behind the house. Due to topography and impervious surface coverage constraints, the applicant is proposing a revised site plan with a 10' wide, single lane, concrete drive which extends the length of the house.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

3. Alleys, Parking, and Services

- Parking should not be in front yards.
 - On streets without alleys, garages or parking pads should be at least 20 feet behind the front façade of the infill house with access limited to one lane between the street and the front façade.
-

Comments

1. The new house was reviewed and approved by the DRB in October 2021 (10-E-21-IH) with a 10' wide driveway located to the left of the house, extending off Savoy Street, and accessing a 20' by 18' concrete parking pad behind the house.
 2. The applicant has revised the site plan, responding to topographic constraints on the site, with the property sloping towards the rear left (north) corner.
 3. The revised site plan meets the design guidelines, as a one lane driveway extending at least 20 feet behind the front façade of the house.
-

Recommendation

Staff recommends approval of certificate 7-D-22-IH, subject to the final site plan meeting City Engineering standards.



7-D-22-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

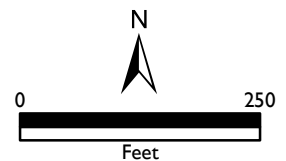
Applicant: Quinn Epperly QB Realty Team LLC

**INFILL
HOUSING
REVIEW
BOARD**



3311 Savoy St.
Lonsdale Infill Housing Overlay District

Original Print Date: 7/6/2022
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee





DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Quinn Epperly

Applicant

6/27/22

7/20/2022

7-D-22-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

2042 Town Center Blvd, PMB 318

Knoxville

TN

37922

Address

City

State

Zip

8659638462

Qbrenovations@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

3311 Savoy St

081PA011

Property Address

Parcel ID

MARIETTA ADD

RN-2/IH

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

6.28.22

Staff Signature

Please Print

Date

Quinn Epperly

Quinn Epperly

6/27/22

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: Changing site plan from back yard parking pad to straight driveway that ends at back left corner of house.
Also increasing size of back patio to extend the entire width of house.

STAFF USE ONLY

ATTACHMENTS

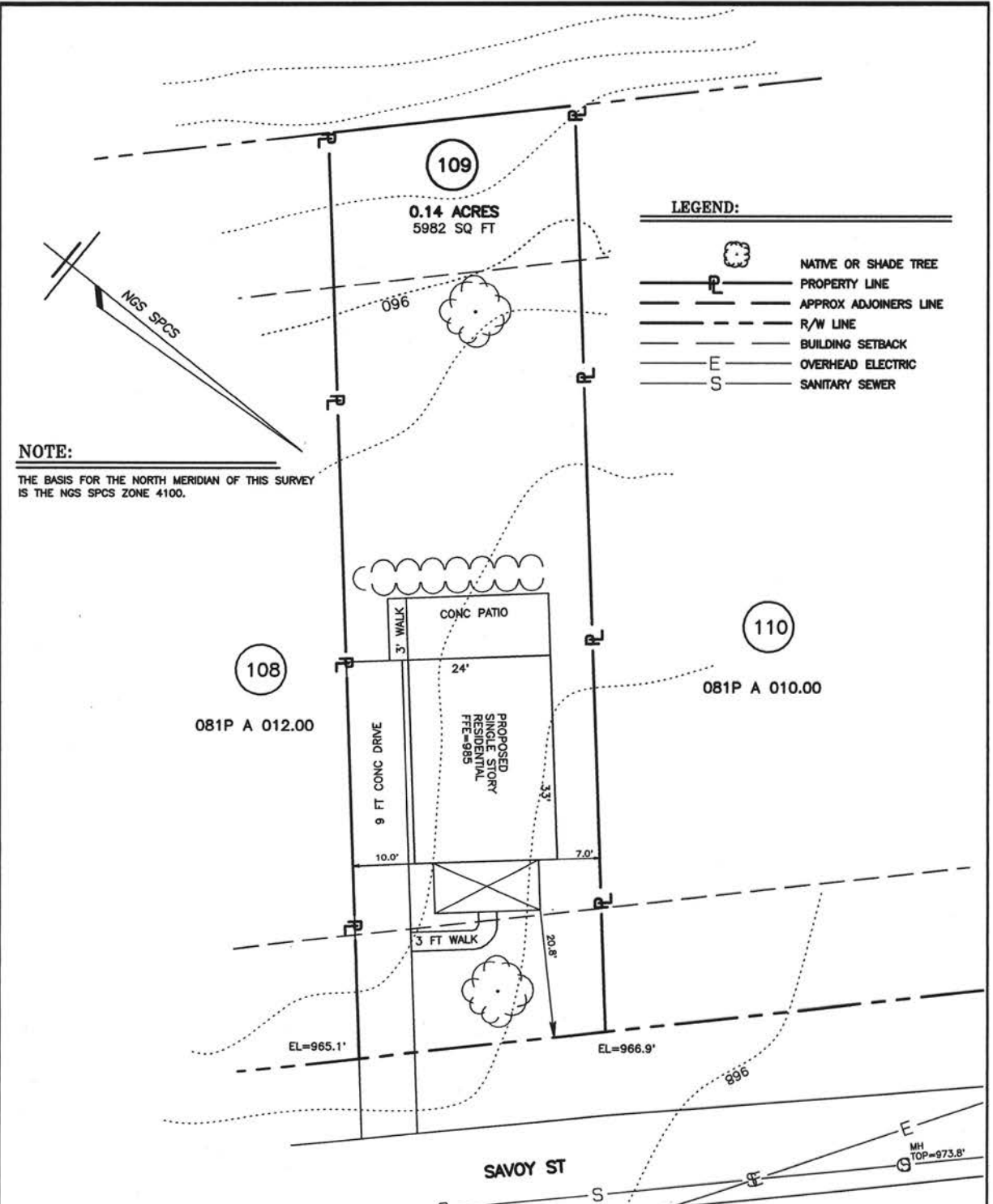
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

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

FEE 1:	50.00	TOTAL: 50.00
FEE 2:		
FEE 3:		



LEGEND:

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

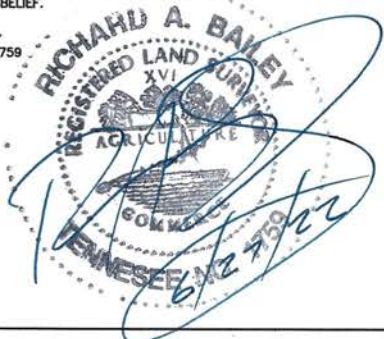
NOTE:

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

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

RB alley.US

224 ILLINOIS AVENUE
OAK RIDGE, TENNESSEE 37830-4963
(865)482-5260

FILE:	2662SITE	PROPOSED DEVELOPMENT	
REVISION:	3	3311 SAVOY ST	
DRAWN:	R. A. BAILEY	CLT: 081PA011.00; LOT 109, MARRIETTA SUBDIVISION	
DATE:	27 JUN 22	KNOXVILLE WARD 19, KNOX COUNTY, DISTRICT 5, TENNESSEE	
SCALE:	1" = 20'	SHT: 1 OF: 1	2662