



Staff Report

Infill Housing Design Review Committee

File Number: 11-B-22-IH

Meeting: 11/16/2022
Applicant: Bill Terry Habitat for Humanity
Owner: Bill Terry Habitat for Humanity

Property Information

Location: 3307 Savoy St. **Parcel ID** 81 P A 01201
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary residence fronting Savoy Street. One-story residence measures 44' wide by 30' deep, featuring a side-gable roof (6/12 pitch, clad in asphalt shingles), an exterior of vinyl siding, and a stuccoed CMU foundation. The house will be set 20' from the front property line, with an 8' deep front porch set 12' from the front property line. Parking is provided by a 12' wide by 40' long concrete driveway to the right (north) of the house.

The house is a rectangular Ranch house, with a four-bay façade fronting Savoy Street. The façade features a front-gable roof (6/12 pitch) porch supported by tapered posts on brick piers, with a gable field clad in shingle vinyl siding. The porch is centered over a centrally-located door flanked by two double-hung windows. There are two equally spaced double-hung windows on the left elevation, with one and a secondary entry on the right side.

While the applicant has submitted a Ranch-type house due to the width of the lot and the property's slope towards the rear, they have included a second option for discussion. The second option measures 30' wide by 44' deep, with a front-gable roof and a centrally-located front porch. See exterior details in "option 2" in the application.

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.
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- 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.
- If greater height is to be created (with new construction or an addition), that portion of the house should be located toward the side or rear of the property.

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

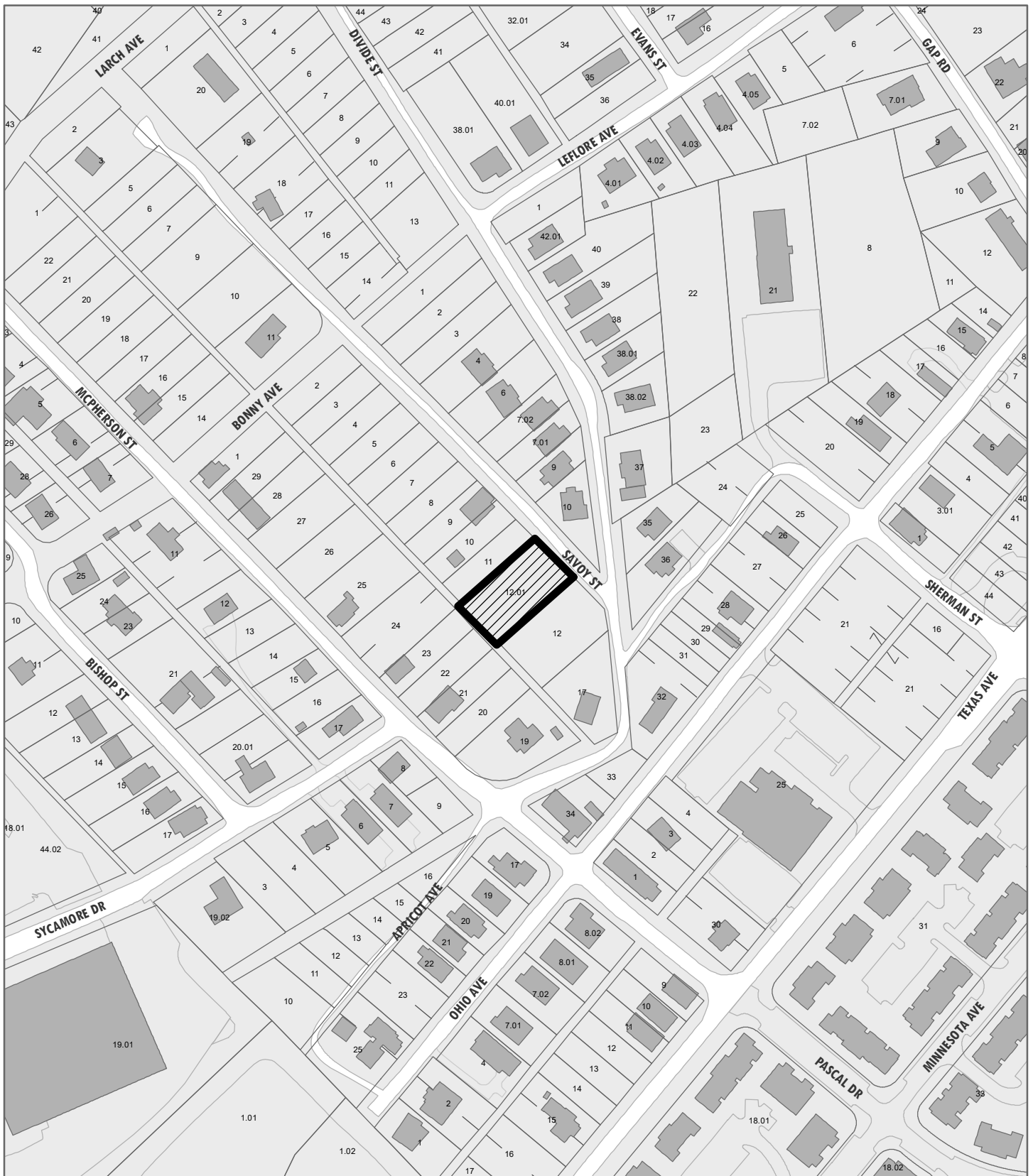
1. The new house is proposed to be set 20' from the front property line, with the front porch set 12' from the front property line. The block lacks a significant context for a front setback pattern. Per the City zoning code, the front porch can only encroach 5' into the front setback; the house will need to be moved back 3' from the front property line to avoid encroachment issues. This will align the house further with the new construction at 3311 Savoy Street. The site plan includes a walkway to the street.
2. The block lacks significant context for comparable historic houses. On the other side of the street, the houses front Divide Street. The adjacent new construction at 3311 Savoy Street is a one-story, three-bay infill construction (10-E-21-IH).
3. The design guidelines recommend that, for a street without an operable alley, parking should be limited to one lane and extend to at least 20' behind the front façade of the house. The parking should be revised to extend the full length of the house so parking can avoid the front yard. The final site plan should meet City Engineering standards.
4. A one-story, five-bay Ranch house is wider than the typical Queen Anne cottages and Craftsman residences of Lonsdale. However, there are multiple modest Ranch form houses in this area of the neighborhood, including infill construction on the 3300 block of Divide Street, some midcentury houses on the 3400 block of McPherson Street, and nearby properties on Divide Street. The immediate blocks lack significant context. The Board may choose to discuss the Ranch house as an appropriate form for this block, or discuss the three-bay second option presented by the applicant.
5. The proposed front-gable roof porch is proportionate to the façade and incorporates sufficient detailing.
6. The façade, side, and rear elevations demonstrate a sufficient amount of transparency. Basic window trim would contribute additional complexity to the simple design of the house.
7. The proposed 6/12 pitch roof is typically the minimum pitch approved under the Infill Housing design guidelines, and appropriate for the Ranch form of the house. The front-gable roof porch contributes additional roofline complexity.
8. The 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 a new front yard tree.

Recommendation

Providing for initial discussion between the Board and applicant on the two options presented,

Staff recommends approval of Certificate 11-B-22-IH (option 1), with the following conditions:

- 1) Main massing of the house to be moved 3' away from the front property line to avoid front porch encroachment issues;
- 2) Final site plan to meet City Engineering standards and parking revised to meet Infill Housing design guidelines;
- 3) Use lap siding with an overlap instead of Dutch lap or flush panel siding.



**INFILL
HOUSING
REVIEW
BOARD**

**11-B-22-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

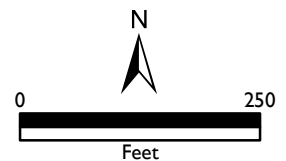


3307 Savoy St.
Lonsdale Infill Housing Overlay District

Original Print Date: 11/8/2022
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Revised:

Applicant: Bill Terry Habitat for Humanity





DESIGN REVIEW REQUEST

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

Knoxville Habitat for Humanity

Applicant

10/27/2022

11/16/2022

11-B-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

Bill Terry

Knoxville Habitat for Humanity

Name

Company

1501 Washington Ave

Knoxville

TN

37917

Address

City

State

Zip

865-523-3539

bterry@khfh.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

3307 Savoy St

081PA01201

Property Address

Parcel ID

Lonsdale

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

10.28.22

Staff Signature

Please Print

Date

[Signature]

Mark Dunn

10/27/22

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: **4 Bedroom, 2 bath home built on slab with concrete driveway.**

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:

100.00

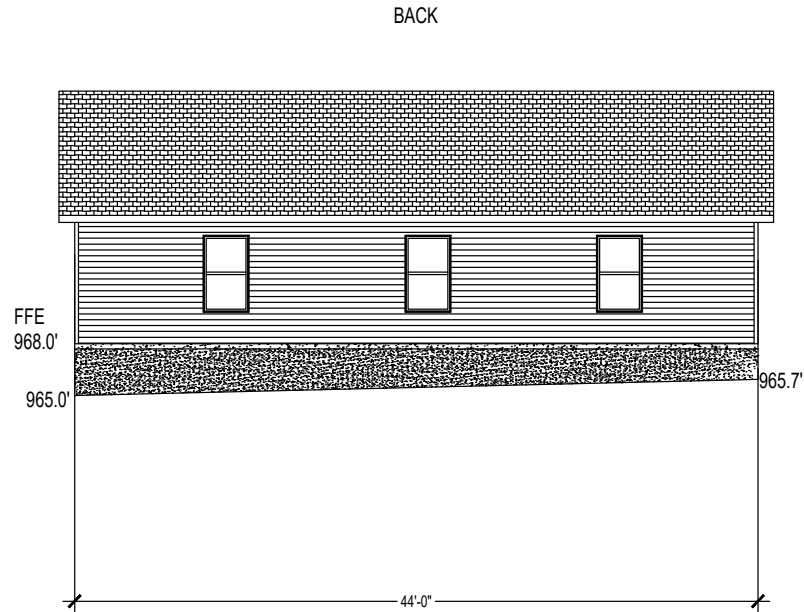
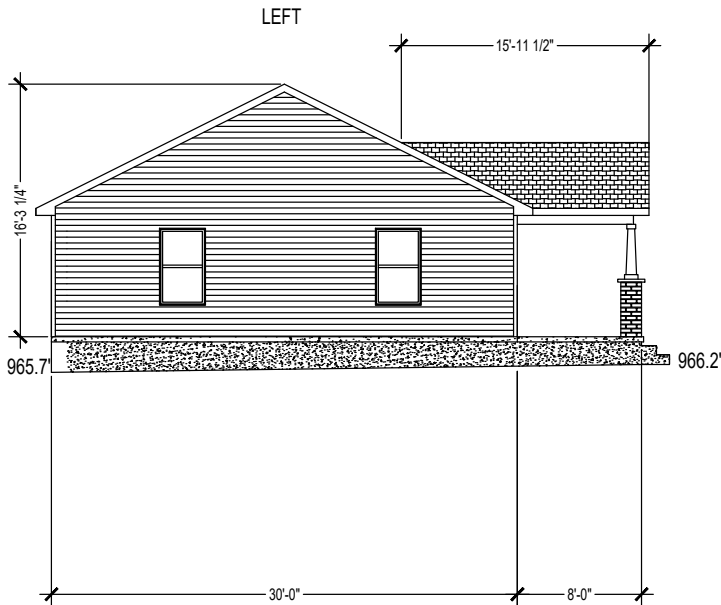
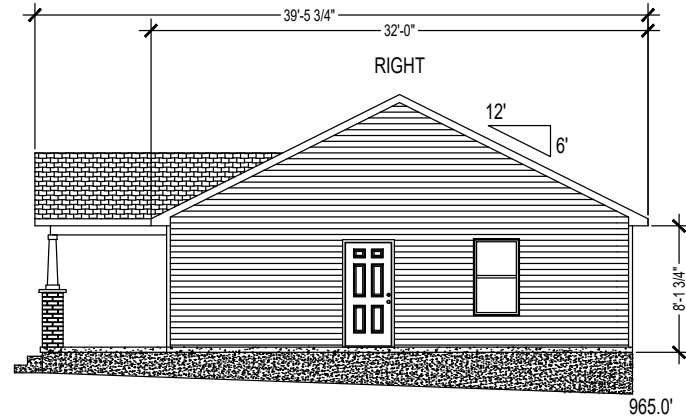
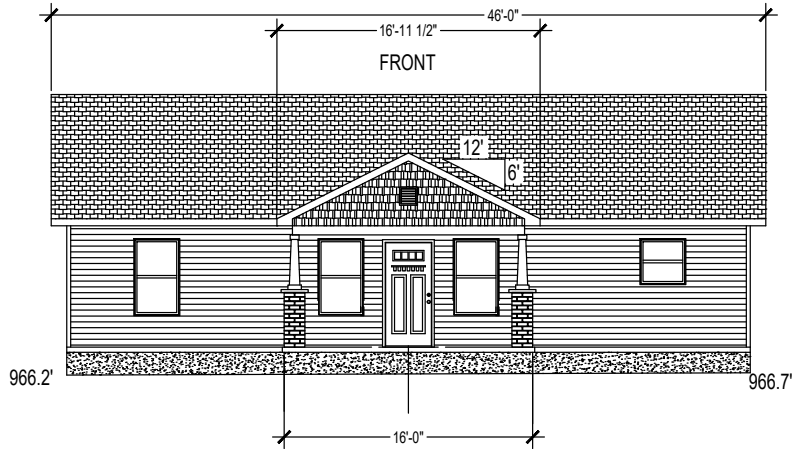
TOTAL:

100.00

FEE 2:

FEE 3:

Option 1 (Preferred)



3307 SAVOY STREET
KNOXVILLE, TN 37921

PROJECT # : -
HOUSE LDR : TONY C.
DATE : 10/27/2022
DRAWN BY : MARK DUNN
CHECKED BY : -
SCALE : 1/8" = 1'-0"

REVISION DATES:
1. - 3. -
2. - 4. -

- ELEVATION PLAN KEYNOTES
1. Weathered Wood Architectural Shingle
 2. 4.5" Straight Board Vinyl Siding
 3. 7" Staggered Shake Vinyl Siding
 4. Stucco Finish Cinder Block Foundation
 5. Window Dims 3050 & 3030
 6. -
 7. -
 8. -

ELEVATION PLAN

3307 SAVOY STREET
KNOXVILLE, TN 37921

PROJECT # :
HOUSE LDR : BRIAN MONROE
DATE : 10/27/2022
DRAWN BY : MARK DUNN
SQUARE FT: 1320
SCALE : 3/16" = 1'-0"
REVISION DATES:
1. -
2. -
3. -
4. -

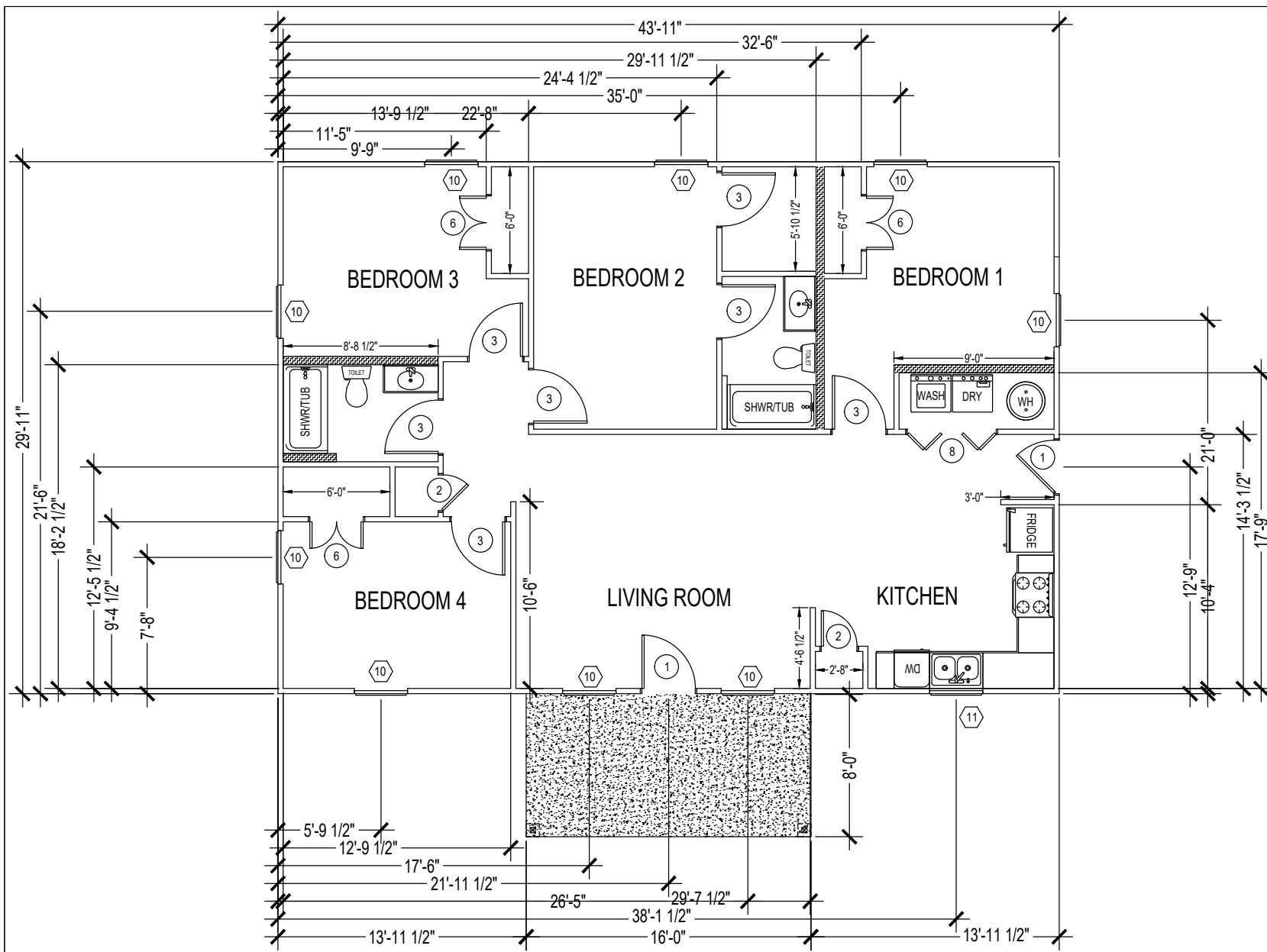
FLOOR PLAN KEYNOTES
1. DOOR JAMBS ARE TYP. 4 1/2" UNLESS NOTED DIFFERENTLY
2. CLOSETS DOORS ARE TYP. CENTERED ON WALL IN ROOM UNLESS NOTED DIFFERENTLY

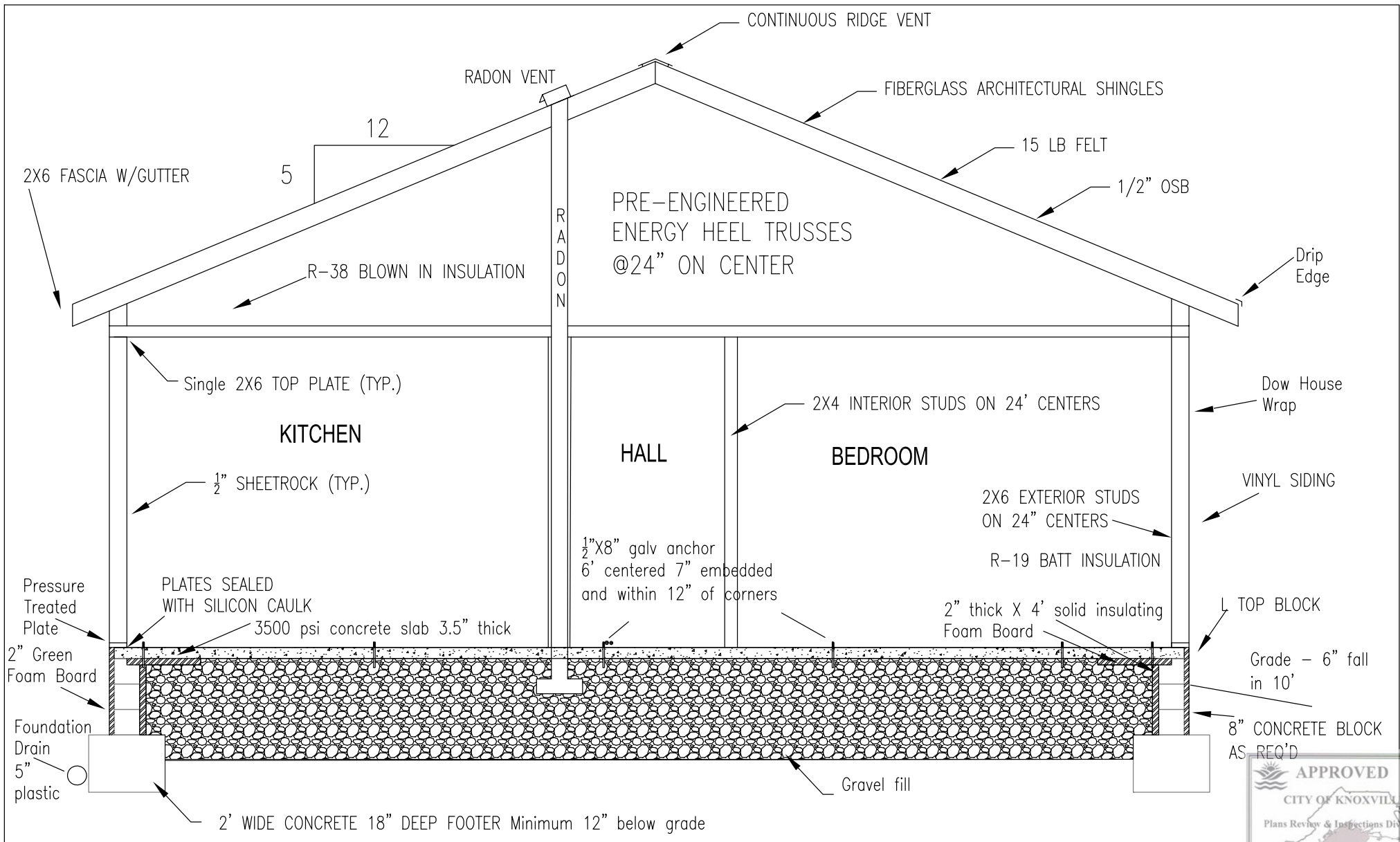
SYMBOLS

- | | |
|-----------------|-----------------|
| ① 3-0 EXT. DR | ⑩ 3-0X5-0 WDW |
| ② 2-0 INT. DR | ⑪ 3-0X3-0 WDW |
| ③ 3-0 INT. DR | ⑫ 6-0X5-0 WDW |
| ④ 4-0 BIHING DR | ▨ 2x6 INT. WALL |
| ⑤ 5-0 BIHING DR | |
| ⑥ 3-0 BIHING DR | |
| ⑦ 4-0 BIFD DR | |
| ⑧ 5-0 BIFD DR | |
| ⑨ 6-0 BIFD DR | |

SHEET NAME

A1





KNOXVILLE HABITAT FOR HUMANITY, INC

Typical Slab Foundation Knoxville Habitat for Humanity HOUSE CROSS-SECTION

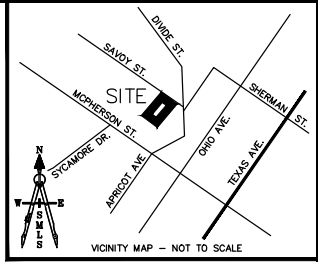
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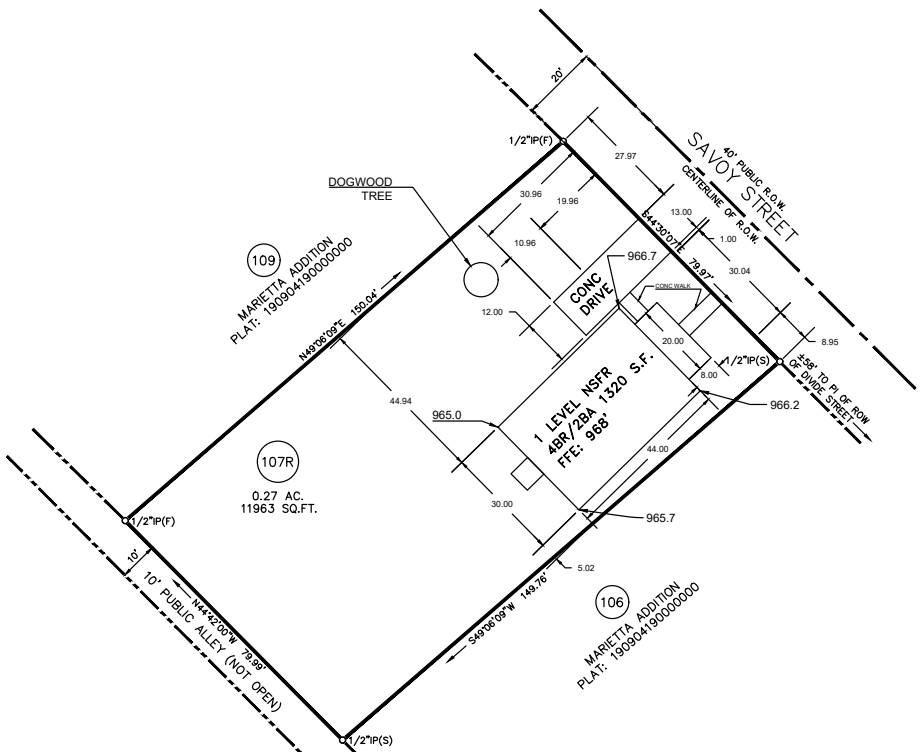
Option 2

NOTE:
 1.) THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
 THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.

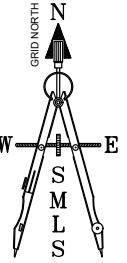
OWNER:
 KNOXVILLE HABITAT FOR HUMANITY, INC.
 1501 WASHINGTON AVENUE
 KNOXVILLE, TN 37917
 PH: (865)-523-5539



- LEGEND OF SYMBOLS**
- IP(F) IRON PIN - OLD (FOUND)
 - IP(S) IRON PIN - NEW (SET)
 - SUBJECT PROPERTY LINE
 - ADJOINING PROPERTY LINE



- NOTES:**
- 1.) 1 LOT CONTAINING 0.27 ACRES (11963 SQ.FT.) TOTAL.
 - 2.) UTILITY AND DRAINAGE EASEMENTS OF TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAYS AND FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
 - 3.) PROPERTY IS ZONED: "RN-2" WITH "H" OVERLAY PER CURRENT K.G.I.S. DATA.
 -PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
 - 4.) SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHTS-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
 - 5.) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 - 6.) THIS SURVEY WAS PREPARED USING A COMBINATION OF TOTAL STATION AND R.T.K. G.P.S. DATA COLLECTION.
 -G.P.S. RECEIVER INFO: FOF A80
 -G.P.S. DATA COLLECTED HAD A SOFTWARE GENERATED R.M.S. OF LESS THAN 0.1 FEET.
 -BASE INFO: TDOT CORS BASE ID TN1A
 - 7.) THE PURPOSE OF THIS PLAT IS TO COMBINE TWO EXISTING LOTS INTO 1 LOT OF RECORD.
 - 8.) THIS PLAT WAS APPROVED BY INFILL HOUSING UNDER FILE # 9-D-22-IH WITH APPROVAL DATED 9-16-2022.



KNOX PLANNING FILE # 8-00-22

FINAL PLAT OF RESUB. OF LOTS 107 & 108 MARIETTA ADDITION

SURVEY FOR MARIETTA ADDITION
 DISTRICT 5 COUNTY KNOX CITY KNOXVILLE WARD 41 STATE TN
 LOT NO. 107 & 108 BLOCK --- IN MARIETTA ADDITION
 ADDRESS 3307 SAVOY STREET
 DEED REFERENCE 190904190000000
 TAX MAP 081P GROUP A PARCEL 012.01
 CITY BLOCK NO. 19141 SCALE 1"=20'
 DATE 08/19/2022 REVISION DATE ---
 GEN. REFERENCE NO. 28 DRAWN BY MJD
 BEARING BASE GRID NORTH

SMOKY MOUNTAIN LAND SURVEYING CO., INC.
 MATTHEW J. DAWSON
 R.L.S. #3050
 P.O. BOX 9669
 KNOXVILLE, TN 37940
 PH: (865) 572-4075
 FAX: (865) 333-5788

(SINCE 1973) 44TH YEAR
 SMLS DWG NO. 220026-FP

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.
 I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF ERROR OF THE UNADJUSTED SURVEY IS NOT GREATER THAN 1 IN 10,000 AS SHOWN HEREON.
 THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED LOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

Option 2



3307 SAVOY STREET
KNOXVILLE, TN 37921

PROJECT # : -

HOUSE LDR :

DATE : 10/27/2022

DRAWN BY : MARK DUNN

CHECKED BY : -

SCALE : 1/8" = 1'-0"

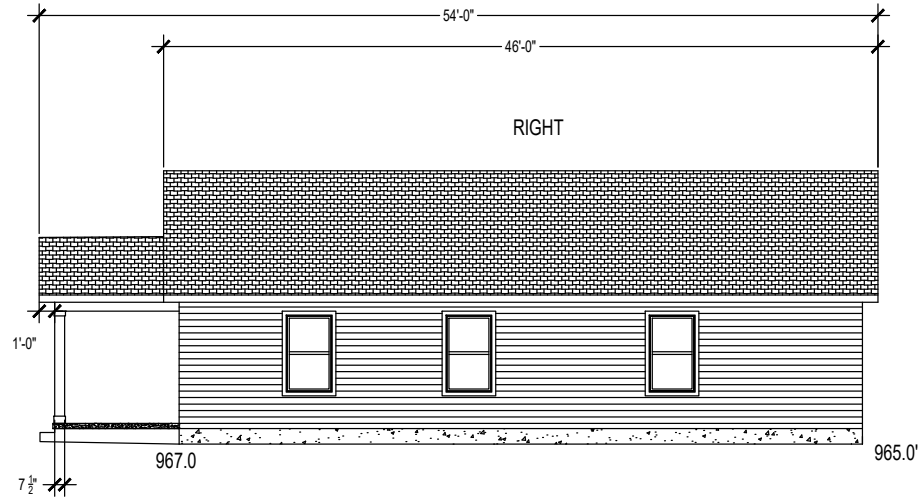
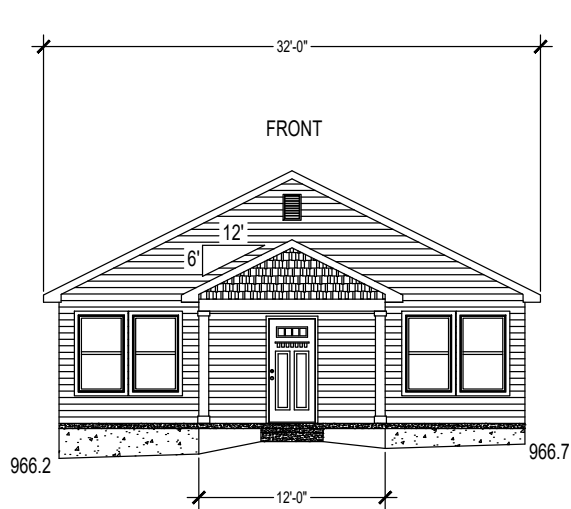
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7. -
8. -

ELEVATION PLAN



FFE
968.0

