

File Number: 8-A-25-IH

Meeting: 8/20/2025
Applicant: Tony Nelson Master Plan Builders and Design
Owner: Gregory and Wilhelmenia Yarborough
District: Lonsdale Infill Housing Overlay District

Property Information

Location: 3305 Savoy St. **Parcel ID:** 81 P A 012
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description:
New primary structure.

Description of Work

Level III New Primary Structure

New primary structure fronting Savoy Street. One-story residence features an exterior of horizontal siding, a 6/12 pitch side gable roof with three front-gable massings clad in asphalt shingles, and a cement-washed concrete block foundation. The house will be 64' wide by 46' deep (not including rear deck, 32' without garage) and is proposed to be set 33.7' from the front lot line. It features a 6' wide by 8' deep concrete stoop recessed under part of a front-gable massing that is supported by one 8" square column. Parking is a projecting front-entry two-car garage that is accessed via a 20' wide concrete driveway from Savoy Street.

The façade features four bays, with a front-gable massing with a 4/4 single-hung window with shutters in the leftmost bay, followed by paired 4/4 single-hung windows with shutters on the main massing, and two telescoped front-gable massings with shakes in the gable fields containing the stoop, half-lite front door, and the garage door make up the right two bays. The left elevation is devoid of windows, and the right elevation features one fixed window. The rear elevation features four 1/1 single-hung windows flanking full-lite doors leading to a raised wooden deck.

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.
- 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. Housing Orientation

- New housing should be proportional to the dimensions of the lot and other houses on the block.
- On corner lots, side yard setbacks should be handled traditionally (that is, closer to the side street). The zoning requirement to treat corner lots as having two frontages should not apply in Heart of Knoxville neighborhoods.
- 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 level ground, pea gravel or similar material may be used as a parking pad off alleys.
- 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.
- Garages which are perpendicular to the alley should be about 18 feet from the center line of the alley pavement, allowing a comfortable turning radius for a driver to enter a garage.
- Alley-oriented parking pads, garbage collection points, and utility boxes should be screened with a combination of landscaping and fencing.
- On those streets which have alleys, driveways should not be permitted from the front of the house.
- On corner lots, a driveway to the garage may be provided off the side street.

4. Scale, Mass, and Foundation Height

- The front elevation should be designed to be similar in scale to other houses along the street.
- The front façade of new houses should be about the same width as original houses on the block.
- 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 feet 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. Wrought iron columns and other materials that were not used in the early 1900's should not be used.
- Small stoops centered on entry and no more than 5 feet deep are appropriate on blocks where porches were not traditional.

6. Windows and Doors

- When constructing new houses, the window 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 facade 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 Heart of Knoxville neighborhoods.

8. Siding Material

- Clapboard-like materials (such as cement fiberboard) should be used in constructing new housing where painted wood siding was traditionally used.
- Brick, wood shingle, and other less common material may be appropriate in some older neighborhoods, particularly those with a mix of architectural styles.
- Faced stone, vertical siding, and other non-historic materials should not be used in building new houses. In 1930-1950 era neighborhoods, faced stone may be appropriate (see Section 12).

11. Landscape and Other Considerations

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

Comments

1. The average setback of the blockface is 24', with the adjacent house at 21'. The house is proposed to be set 33.7' from the front lot line, so the house should be moved closer to the front lot line to align with the existing house. The final site plan should include a walkway from the stoop to the street.

2. Parking is a front-entry garage that is accessed from Savoy Street. The design guidelines discourage parking in the front yard and state that on lots without alleys "garages... should be at least 20 feet behind the front façade." The proposed front-entry garage should be omitted in favor of a single-lane driveway that extends 20' behind the façade, or the location should be revised to the rear of the house. The final site plan should meet City Engineering standards.

3. Guidelines recommend that existing healthy trees on the site be preserved and protected during construction. The mature oak tree at the rear of the property should be preserved and protected, unless revisions to parking make removal necessary. The final site plan should include a native or naturalized shade tree in the front and rear yards.

4. The block to receive new construction lacks significant context as it primarily features vacant lots and infill construction from the last five years. The house is significantly wider than the other houses on the block, which range in width from 24'-44', and the front-entry garage makes it deeper than others on the block. The house's ranch form is not found on the block or elsewhere in the surrounding neighborhood. The Board should discuss if the width, depth, and ranch form of the proposed house and if it is appropriate for the context.

5. The four-bay, one-story façade is similar in height to the context, but it is significantly wider in scale.

6. The design features a 6' wide by 8' deep stoop recessed under the front-gable massing shared with the garage. The guidelines recommend that new construction feature porches with proportions and supports similar to the context, allowing for stoops where porches are not traditional. The stoop should be widened to be a partial width porch supported by two columns.

7. Guidelines recommend window and door styles be similar to historic houses on the block with a similar ratio of solid to void. The proposed half-lite paneled front door is appropriate. The 4/4 single-hung and 1/1 single-hung windows are compatible with the context, and the façade and rear elevation feature a sufficient ratio of solid to void. However, the fixed window on the right elevation should be revised to be single-hung, and a window should be added to the left elevation, to be approved by staff.

8. The 6/12 pitch side-gable roof is the minimum typically approved by the design guidelines, and the design benefits from the partial cornice returns and rake mold trim, which should be retained.

9. The asphalt shingles meet the design guidelines. The horizontal siding should be clapboard style with an overlap, as opposed to Dutch lap, flush panel, or board-and-batten siding. The cement wash on the block foundation should be revised to a parge-coat or stucco cladding.

Recommendation

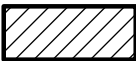
Staff recommends postponement of Certificate 8-A-25-IH to allow the applicant to submit new plans that better align with the design guidelines and the context.



**DESIGN
REVIEW
BOARD**

8-A-25-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS




3305 Savoy St.
Lonsdale Infill Housing Overlay District

Original Print Date: 8/6/2025
Knoxville - Knox County Planning - Design Review Board

Revised:

Petitioner: Tony Nelson Master Plan Builders and Design



0 160
Feet



DESIGN REVIEW REQUEST

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

Tony Nelson

Applicant

June 23, 2025

~~July 16, 2025~~ August 20, 2025

8-A-25-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

Tony Nelson

Master Plan Builders and Design

Name

Company

3509 Western Ave

Knoxville

TN

37921

Address

City

State

Zip

865.249.6269

mpbanddesign@gmail.com

Phone

Email

CURRENT PROPERTY INFO

GREGORY & WILHELMENIA YARBOROUGH

3201 DIVIDE STREET KNOXVILLE, TN 37921

865.770.0960

Owner Name (if different from applicant)

Owner Address

Owner Phone

3305 Savoy St Knoxville, TN 37921

081PA012

Property Address

Parcel ID

Lonsdale

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Lanois
Staff Signature

Lindsay Lanois

7/2/2025

Please Print

Date

7/2/2025

Tony Nelson
Applicant Signature

Tony Nelson

~~06/23/25~~

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: _____

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

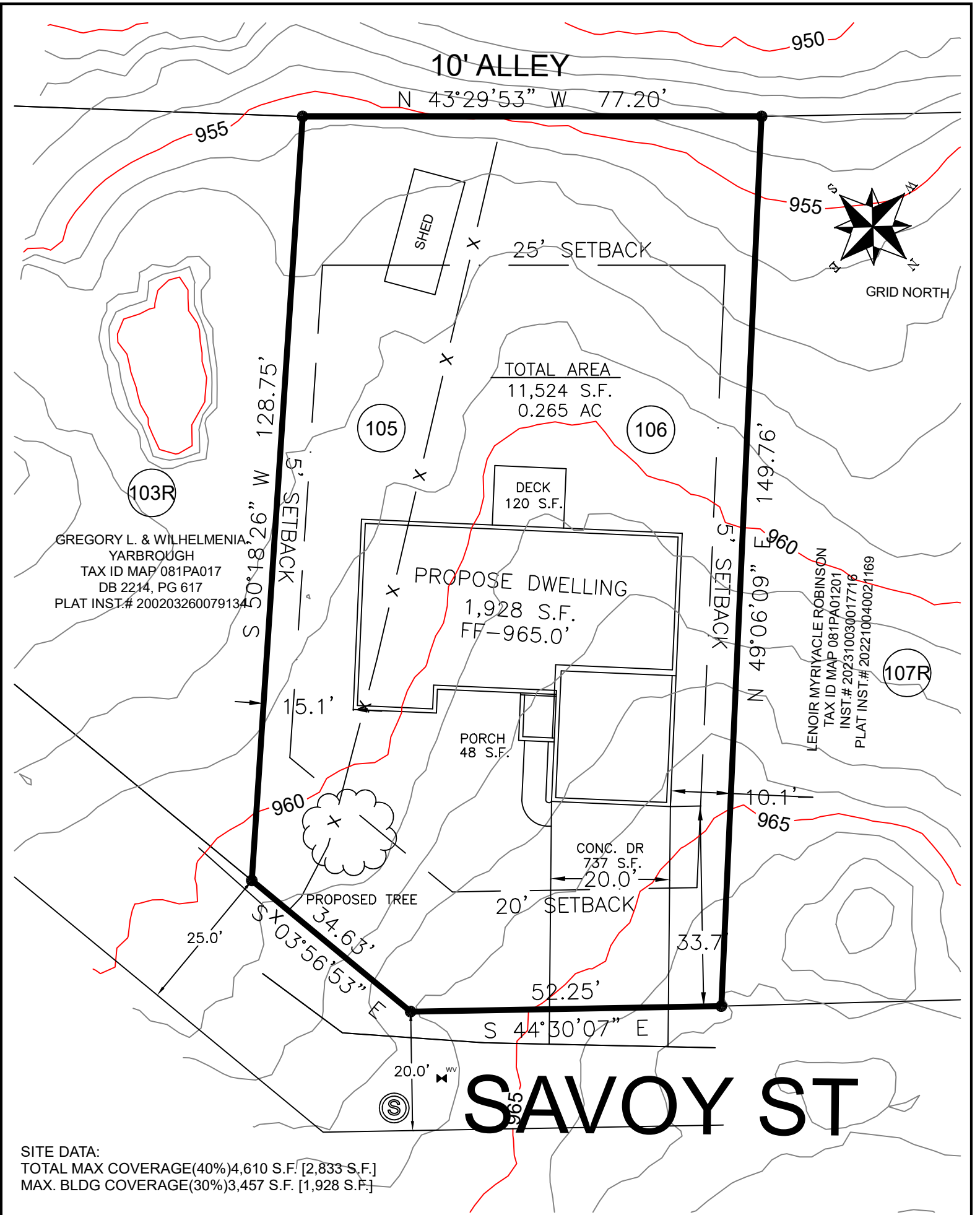
FEE 2:

FEE 3:

TOTAL:

250.00

Pd. 07/03/2025, SG

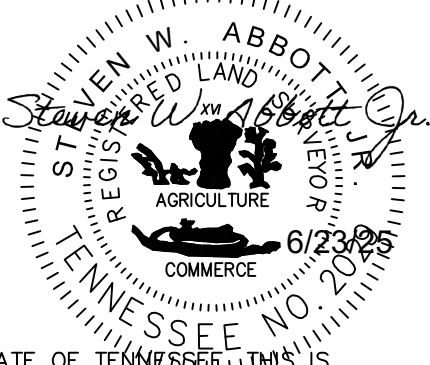


SITE DATA:
TOTAL MAX COVERAGE(40%)4,610 S.F. [2,833 S.F.]
MAX. BLDG COVERAGE(30%)3,457 S.F. [1,928 S.F.]

DATE: 12/31/24 SITE PLAN DRAWING NUMBER 486024

FOR MPBD LLC
ADDRESS 3305 SAVOY STREET
DISTRICT 5th COUNTY KNOX
LOT NO.105 & 106 MARIETTA ADD. S/D
WARD 41st CITY BLOCK 19141 DRAWN BY SWA
MAP CAB.P.C. A, SLIDE 136A
TAX MAP 081-P GROUP A PARCEL 012.00
WARRANTY DEED BK.201210250027140

SCALE 1" = 20'
CITY KNOXVILLE STATE TN ZIP 3791
ABBOTT LAND SURVEYING LLC
STEVEN W. ABBOTT JR, RLS
1109 E. WOODSHIRE DRIVE
KNOXVILLE, TN 37922
OFFICE: (865) 671-1149
EMAIL: survmap@tds.net

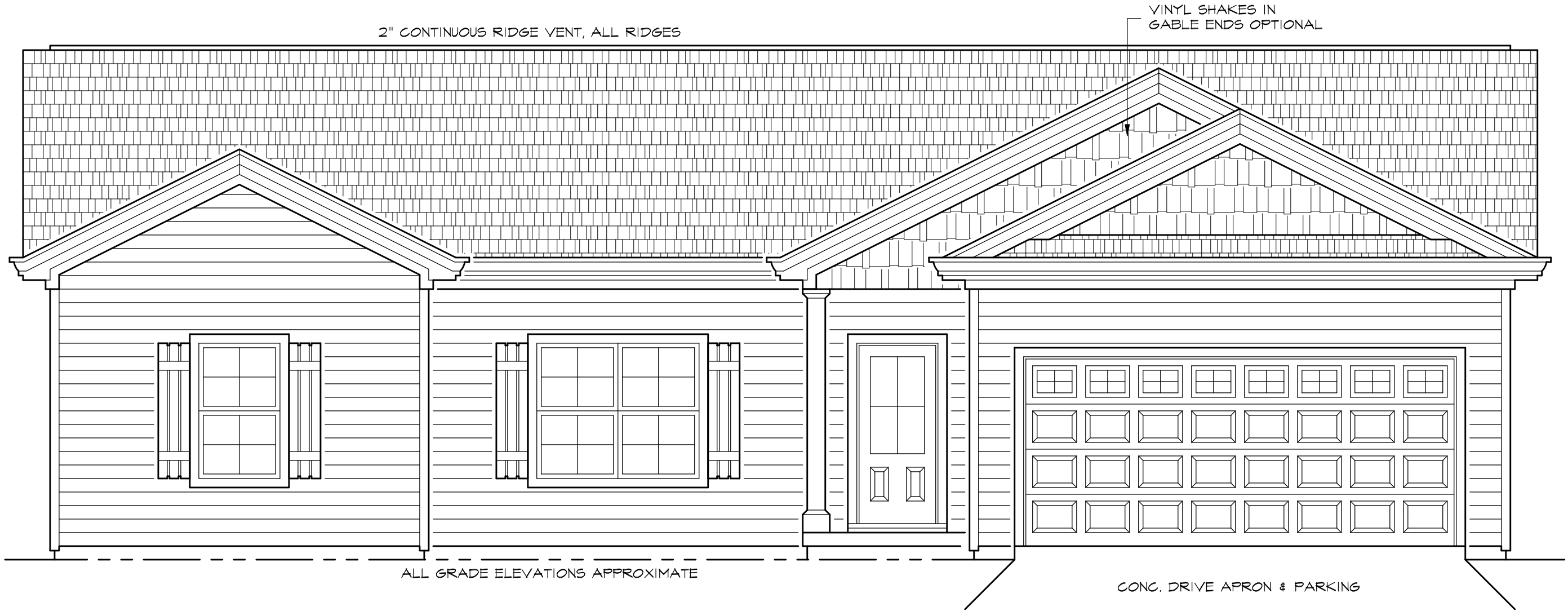


THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN. THE SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126: AND THE SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

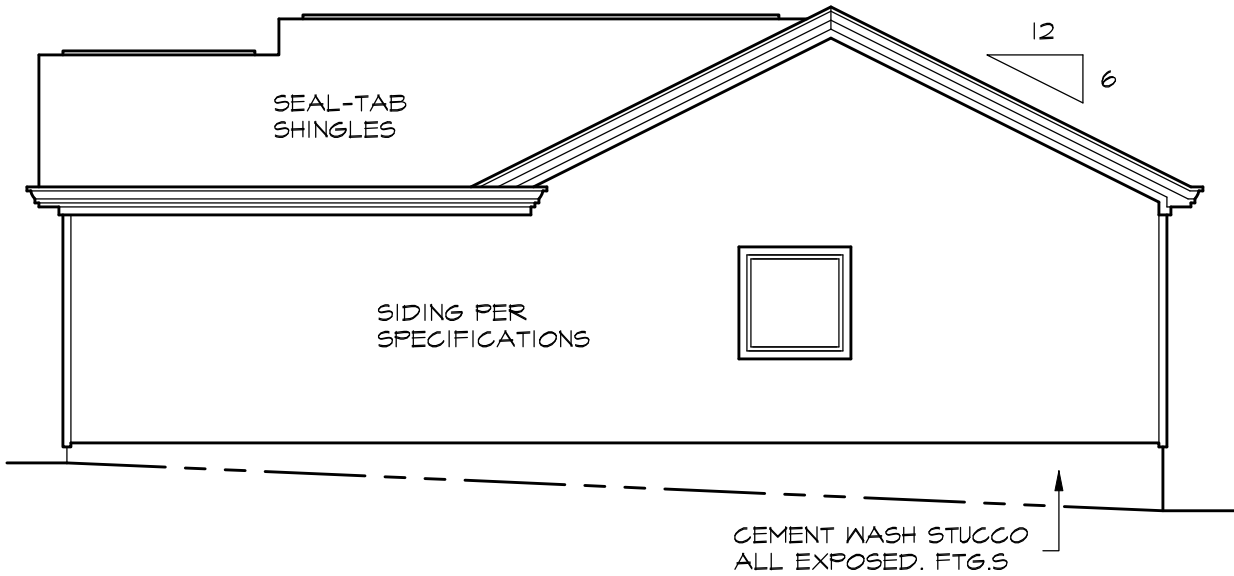
NOTE:

ALL WINDOW, DOOR, ACCESSORY & TRIM STYLES ARE INDICATED FOR ILLUSTRATION ONLY AND ARE SUBJECT TO APPROVAL/CHANGE BY GENERAL CONTRACTOR - ALL SUCH CHANGES SHALL CONFORM TO APPLICABLE LOCAL / STATE / NATIONAL BUILDING CODES

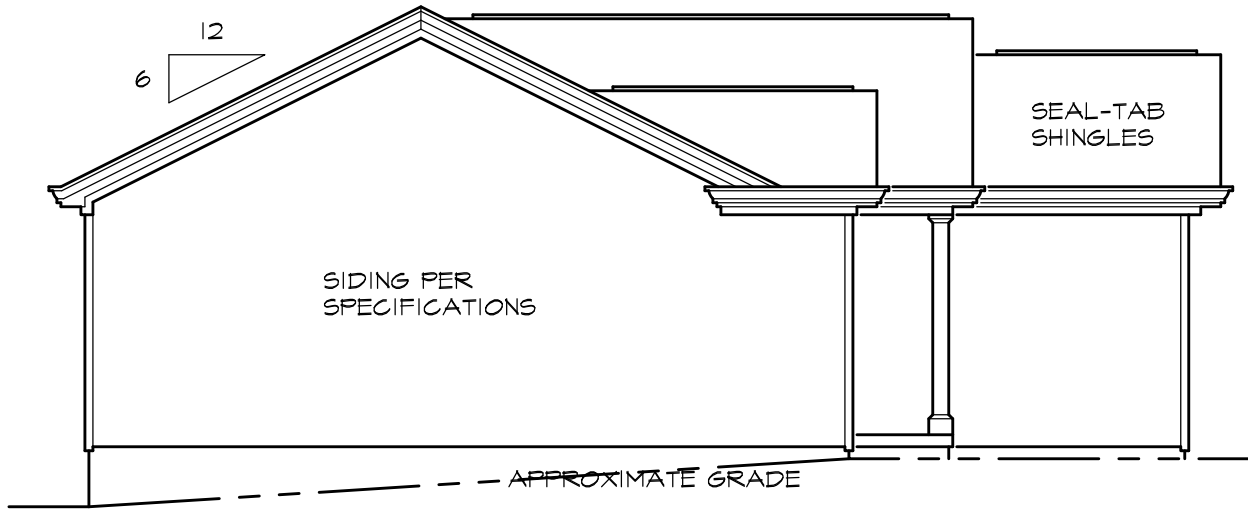
CLG. LINE
9'-1 1/2"
CLG. HGT.
FLR. LINE



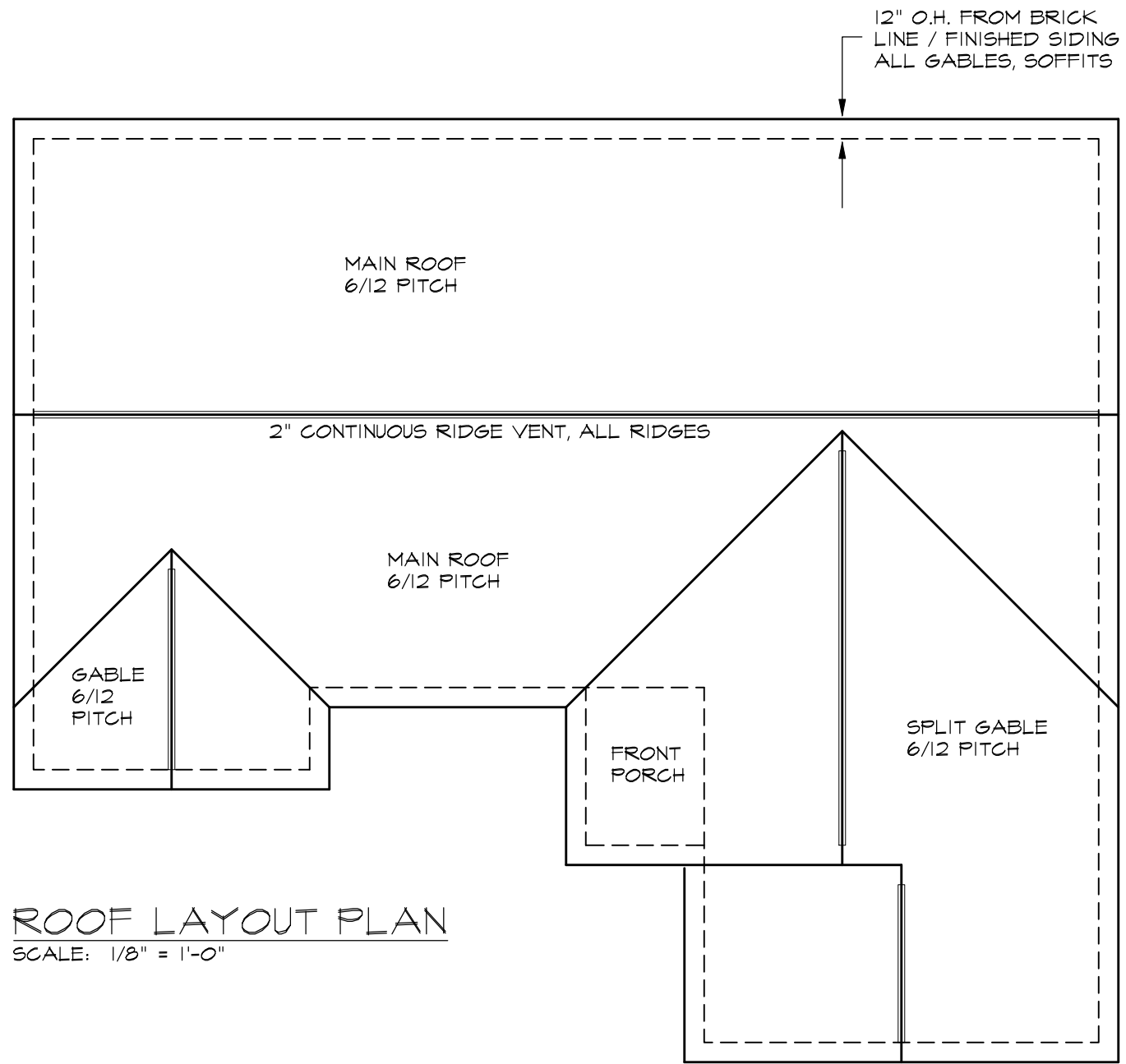
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



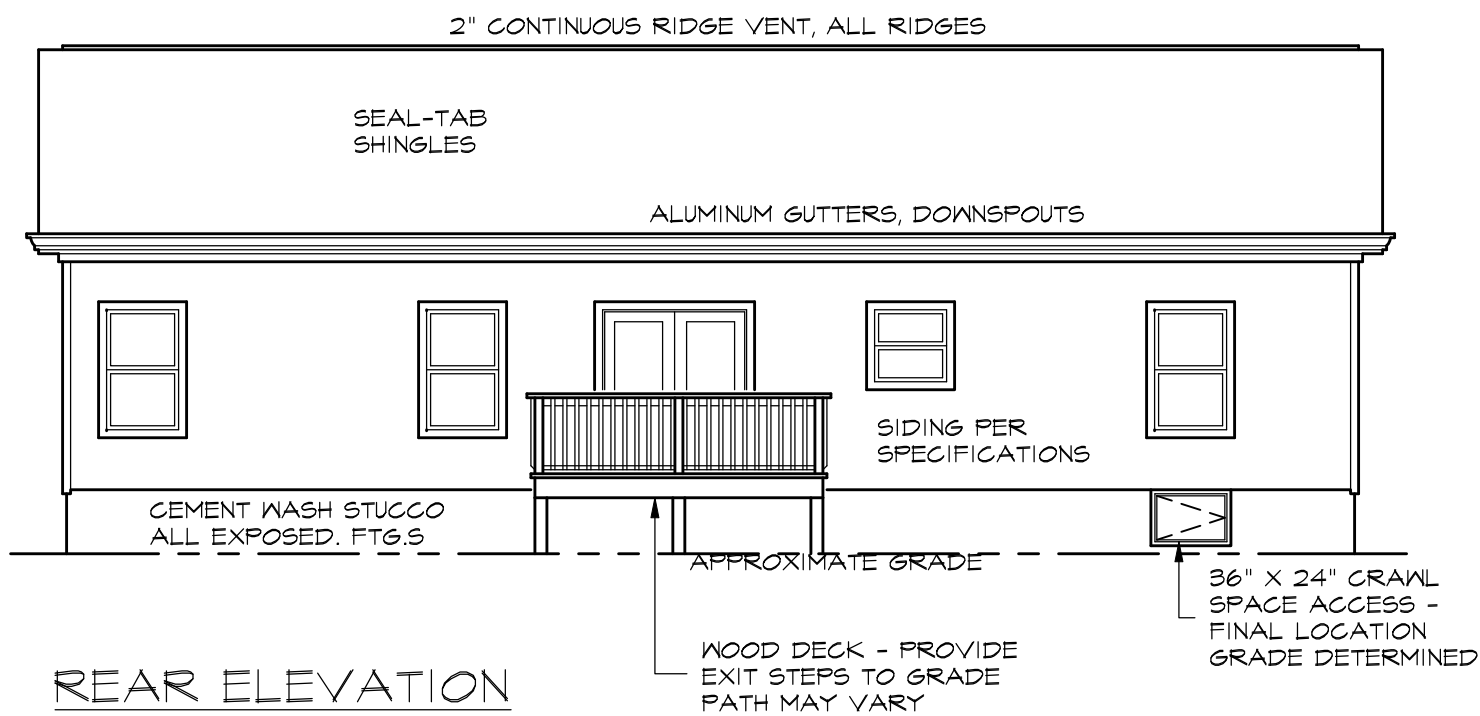
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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



ROOF LAYOUT PLAN
SCALE: 1/8" = 1'-0"



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

NOTICE

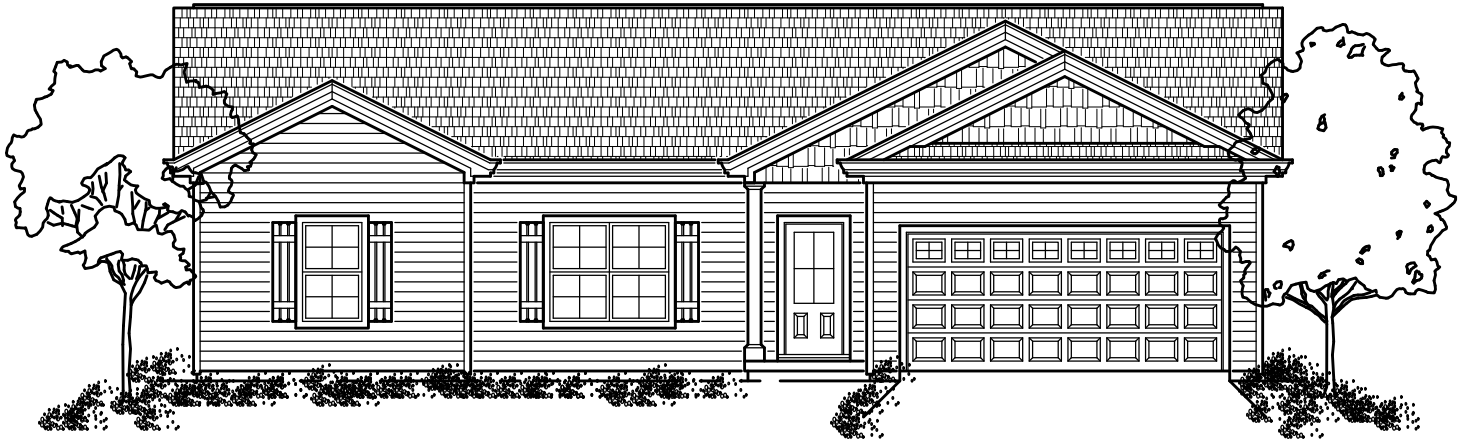
THE DESIGNER OFFERS NO WARRANTY AS TO THE SUITABILITY OF THE DESIGN FOR ANY BUILDING SITE, NOR FOR THE ACCURACY OF DIMENSIONS OR SQUARE FOOTAGE CALCULATIONS AS CONSTRUCTED. ALL STRUCTURAL SPAN & LOAD CAPACITIES OF ENGINEERED AND PRE-MFD. COMPONENTS IS EXCLUDED. THE PLANS ARE DIAGRAMMATIC ONLY AND ARE DESIGNED STRICTLY AS A GENERAL GUIDE TO CONSTRUCTION. THE DRAWING EXHIBITS DO NOT GUARANTEE THE STRUCTURAL INTEGRITY OF FRAMING METHODS USED ONSITE. THE USER IS RESPONSIBLE IN TOTAL FOR ALL PHASES OF THE CONSTRUCTION PROJECT. LOCAL/REVISED BUILDING CODES AND AMENDMENTS SHALL SUPERCEDE.

Designed To 2018 IRC

1

Sam R. Ensor
RESIDENTIAL DRAFTING SERVICE
1311 Greenwell Drive, Knoxville, TN 37938
Telephone 865-947-8951

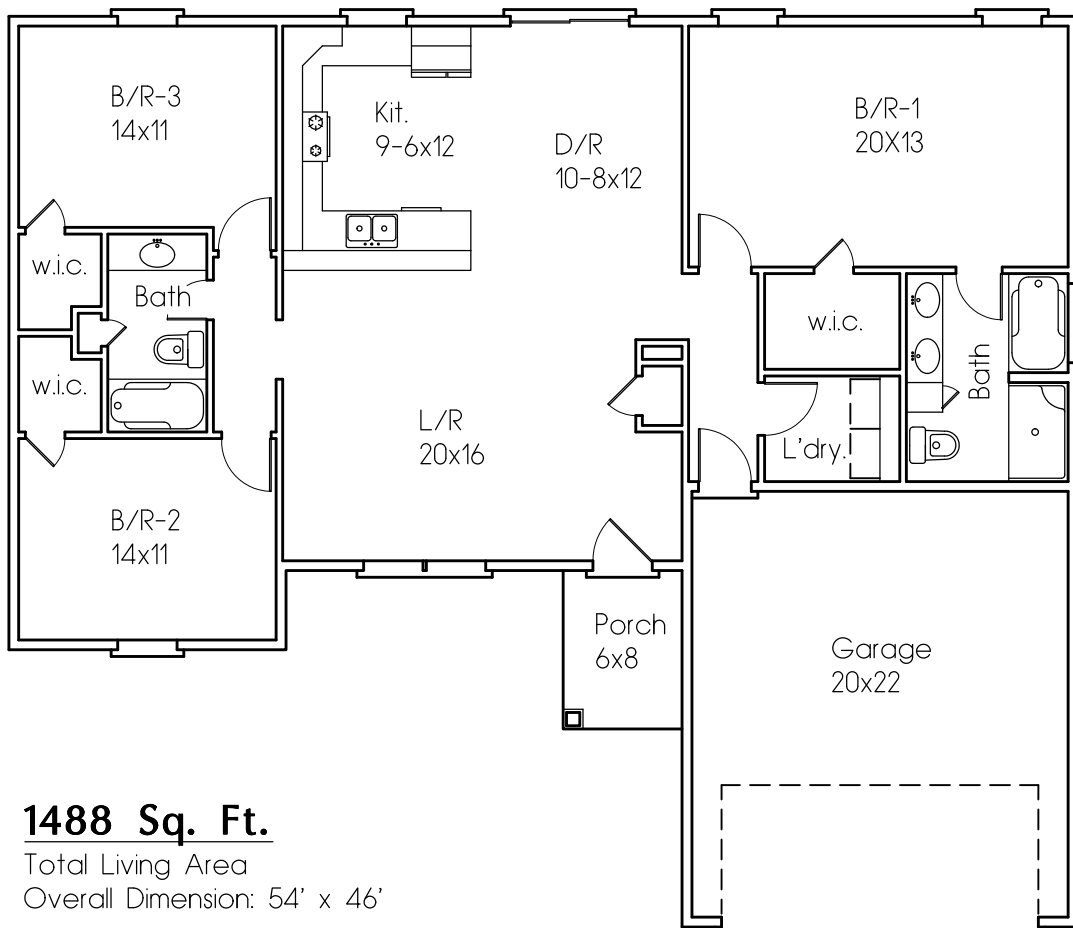
PLAN NO.	02-0301
DATE	08/01/2002
BY	S.R.E.
PLATE	ELEVATION DRAWINGS



Front Elevation

Main Floor

1488 Sq. Ft. Living Area



1488 Sq. Ft.

Total Living Area

Overall Dimension: 54' x 46'

Sam R. Ensor

Residential Drafting Service

1311 Greenwell Drive, Knoxville, TN. 37938

Telephone/Fax 865-947-8951

Plan No. KC02-0301

1488 Sq. Ft. Total Living Area

PRE-MFD. COMPONENTS

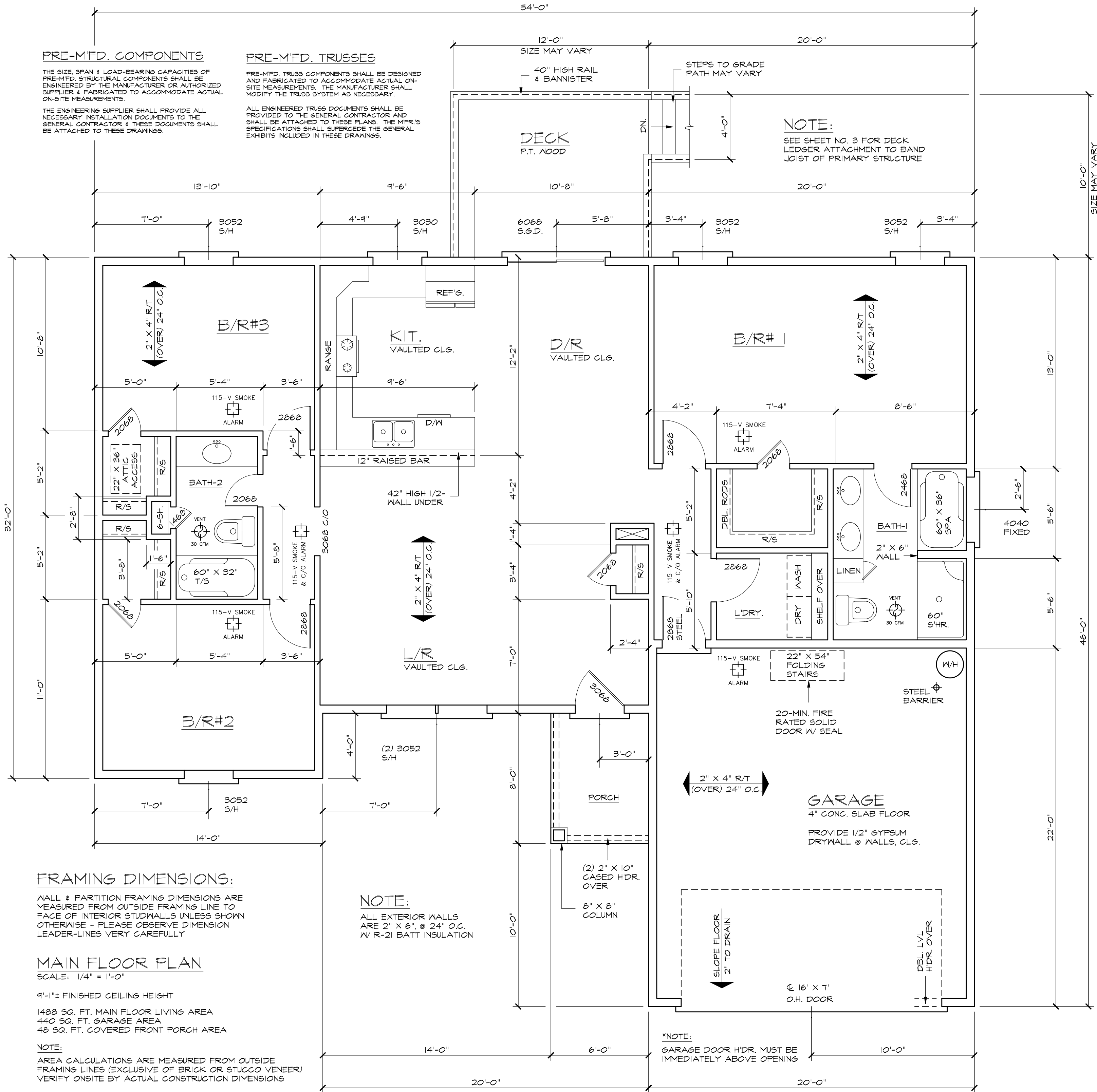
THE SIZE, SPAN & LOAD-BEARING CAPACITIES OF PRE-MFD. STRUCTURAL COMPONENTS SHALL BE ENGINEERED BY THE MANUFACTURER OR AUTHORIZED SUPPLIER & FABRICATED TO ACCOMMODATE ACTUAL ON-SITE MEASUREMENTS.

THE ENGINEERING SUPPLIER SHALL PROVIDE ALL NECESSARY INSTALLATION DOCUMENTS TO THE GENERAL CONTRACTOR & THESE DOCUMENTS SHALL BE ATTACHED TO THESE DRAWINGS.

PRE-MFD. TRUSSES

PRE-MFD. TRUSS COMPONENTS SHALL BE DESIGNED AND FABRICATED TO ACCOMMODATE ACTUAL ON-SITE MEASUREMENTS. THE MANUFACTURER SHALL MODIFY THE TRUSS SYSTEM AS NECESSARY.

ALL ENGINEERED TRUSS DOCUMENTS SHALL BE PROVIDED TO THE GENERAL CONTRACTOR AND SHALL BE ATTACHED TO THESE PLANS. THE MFR.'S SPECIFICATIONS SHALL SUPERCEDE THE GENERAL EXHIBITS INCLUDED IN THESE DRAWINGS.



EGRESS WINDOWS:

BEDROOMS MUST HAVE (1) WINDOW RATED FOR EMERGENCY EGRESS WHICH PROVIDES A CLEAR OPENING OF 5.0 SQ. FT. (5.7 SQ. FT. @ SECOND FLOOR) & 44" MAX. SILL HGT. - MIN. NET CLEAR OPENING SHALL BE 20" WIDE - MIN. HGT. 24"

NOTE:
VERIFY EGRESS RATINGS W/ WINDOW MFR. SPECIFICATIONS - SOME BOBO WINDOWS DO NOT PROVIDE ADEQUATE OPENING AREA

NOTE:
WINDOWS LOCATED IN STAIRS, LANDINGS, BATHS & FOOT TRAFFIC AREAS WHERE THE SILL IS LESS THAN 18" FROM FINISHED FLOOR & WITH A SASH SIZE GREATER THAN 4.0 SQ.FT. SHALL REQUIRE USE OF TEMPERED GLASS

NOTE:
WINDOW & DOOR SIZES NOTED ON FLOOR PLANS ARE GENERIC & ARE TO BE READ AS FEET & INCHES WIDTH BY FEET & INCHES HGT. (EX. BOBO D/H = 3'-0" WIDE X 5'-0" HIGH - D/H = DOUBLE HUNG)

NOTE:
ALL MAIN FLOOR WINDOWS & DOORS SHALL BE ROUGHED IN @ 82-1/2" HEADER HEIGHT UNLESS NOTED OTHERWISE

B'LDG. VENTILATION:

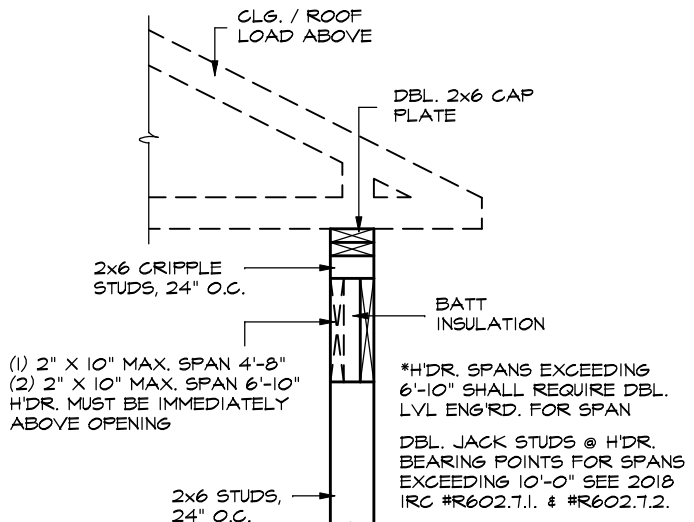
EXHAUST AIR (2018 IRC #M1505.4.1)

115 V. BATH VENTS MUST BE 30-CFM MIN. - DUCTED DIRECT TO THE EXTERIOR BUILDING TOTAL MUST BE 60 CFM MIN.

SUPPLY AIR (2018 IRC #M1505.4.2)

HVAC SYSTEM MUST PROVIDE 60-CFM MIN. FRESH AIR INTAKE TO RETURN AIR PLENUM EQUAL TO CAPACITY OF BATH EXHAUST VENTING

MANUFACTURER, TYPE, MODEL NO. & SIZE OF ALL MECHANICAL HVAC, KITCHEN & WATER HEATER MUST BE ENTERED ON THE DESCRIPTION OF MATERIALS LIST - THE LAST SHEET OF EACH BLUEPRINT SET.



WINDOW & DOOR HEADERS
NO SCALE 2018 IRC #R602.1.1 & 2

WALL BRACING

ALL EXTERIOR WALLS SHALL HAVE CONTINUOUS WOOD STRUCTURAL PANEL (7/16" O.S.B. OR 1/2" EXTERIOR PLYWOOD) SHEATHING (2018 IRC TABLE #R602.10.4) & FASTENED AS REQ'D. BY #R602.3(3)

NOTICE

THE DESIGNER OFFERS NO WARRANTY AS TO THE SUITABILITY OF THE DESIGN FOR ANY BUILDING SITE, NOR FOR THE ACCURACY OF DIMENSIONS OR SQUARE FOOTAGE CALCULATIONS AS CONSTRUCTED. ALL STRUCTURAL SPAN & LOAD CAPACITIES OF ENGINEERED AND PRE-MFD. COMPONENTS IS EXCLUDED. THE PLANS ARE DIAGRAMMATIC ONLY AND ARE DESIGNED STRICTLY AS A GENERAL GUIDE TO CONSTRUCTION. THE DRAWING EXHIBITS DO NOT GUARANTEE THE STRUCTURAL INTERGITY OF FRAMING METHODS USED ONSITE. THE USER IS RESPONSIBLE IN TOTAL FOR ALL PHASES OF THE CONSTRUCTION PROJECT. LOCAL/REVISED BUILDING CODES AND AMENDMENTS SHALL SUPERCEDE.

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PLAN NO.
02-0301
DATE: 08/01/2002
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