

File Number: 8-A-25-IH

Meeting: 10/14/2025
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 Subdivision/Plat, New Primary Structure

New primary structure fronting Savoy Street. One-story residence features an exterior of horizontal lap siding, a 6/12 pitch side gable roof with two front-gable massings clad in asphalt shingles, and a concrete block foundation clad in brick veneer. The house will be 54' wide by 46' deep (not including rear deck) and is proposed to be set 28.3' from the front lot line. It features a 9'-6" wide by 8' deep concrete stoop recessed under a shed roof and supported by one square column. Parking is a 12' wide concrete driveway accessed via Savoy Street that turns behind the house to access a rear-entry attached garage.

The façade features four bays, with a front-gable massing with a 1/1 single-hung window in the leftmost bay, followed by paired 1/1 single-hung windows on the main massing, the front porch and paneled door, and a front-gable massing with and two 1/1 single-hung windows. The left elevation is devoid of windows, and the right elevation features one fixed window. The rear elevation features two 1/1 single-hung windows, full-lite doors leading to a raised wooden deck, and a front-gable massing with the door for the rear-entry garage

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.
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- 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. This application was postponed in August and September to give the applicant the opportunity to revise the plans to better meet the design guidelines. The house is proposed for a new lot created by a plat combining two non-conforming lots of record, which was approved administratively on August 26.
2. The average setback of the blockface is 24', with the adjacent house at 21'. The house is proposed to be set 28.3' from the front lot line, in part due to the road intersection and slope near the front lot line. The proposed front setback is appropriate. The final site plan should include a walkway from the porch to the street.
3. Parking is a concrete driveway accessed via Savoy Street that curves at the rear of the house to access a rear-entry garage. The design guidelines state that "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." The proposed parking meets the design guidelines, and the final site plan should meet City Engineering standards.
4. 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 yard.
5. The block to receive new construction lacks significant context, as it primarily features vacant lots and infill construction from the last five years. This subject property is near the western edge of the infill housing overlay, and this section of the neighborhood features isolated examples of historic houses, with most development beginning in the 1970s. The 54' wide by 46' deep house is slightly deeper and is 10'-30' wider than the other houses on the block, although it is more comparable in scale to nearby houses that are not on the block. The house is proportionate to the dimensions of the lot, which is slightly wider than others nearby. The Board should discuss the width of the proposed house.
6. The four-bay, one-story façade is similar in height to the context, but it is wider in scale. The revisions to the right front-gable massing and front porch reduce the visual scale of the façade width from the previous proposal.
7. The design features a 9'-6" wide by 8' deep stoop recessed under a shed roof and supported by one square column. 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 front porch is similar in scale to the infill construction present on the block and surrounding area, which primarily features partial-width porches. The porch post should be at least 8" by 8" to be compatible with the context. The Board should discuss whether an additional

post should be added.

8. Guidelines recommend window and door styles be similar to historic houses on the block with a similar ratio of solid to void. The proposed paneled front door is appropriate. The 1/1 single-hung and 1/1 single-hung windows are compatible with the context, and the façade, right, and rear elevation feature a sufficient ratio of solid to void. A window should be added to the left elevation to avoid a blank wall. The design benefits from the trim and sills. The styles of the windows and doors are inconsistent in the sketch and elevation drawings, but all proposed options are appropriate; final window and door selections should be approved by staff.

9. The 6/12 pitch side-gable roof is the minimum typically approved by the design guidelines.

10. The asphalt shingles, horizontal lap siding, and block foundation clad in brick veneer meet the design guidelines.

Recommendation

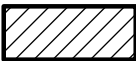
The Board should discuss the front setback, width, and stoop of the proposed house.

Along with any necessary revisions or conditions, staff recommends approval of Certificate 8-A-25-IH, subject to the following conditions: 1) the final site plan to meet City Engineering standards; 2) parking be revised to avoid the front yard, with final location approved by staff; 3) the final site plan to contain a tree in the rear yard, with the mature oak tree in the rear to be retained unless revisions to parking make removal necessary; 4) a window be added to the left elevation; and 5) revised elevation drawings be provided formally showing the window on the right bay of the façade, which should feature the same design as the adjacent windows.



**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



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

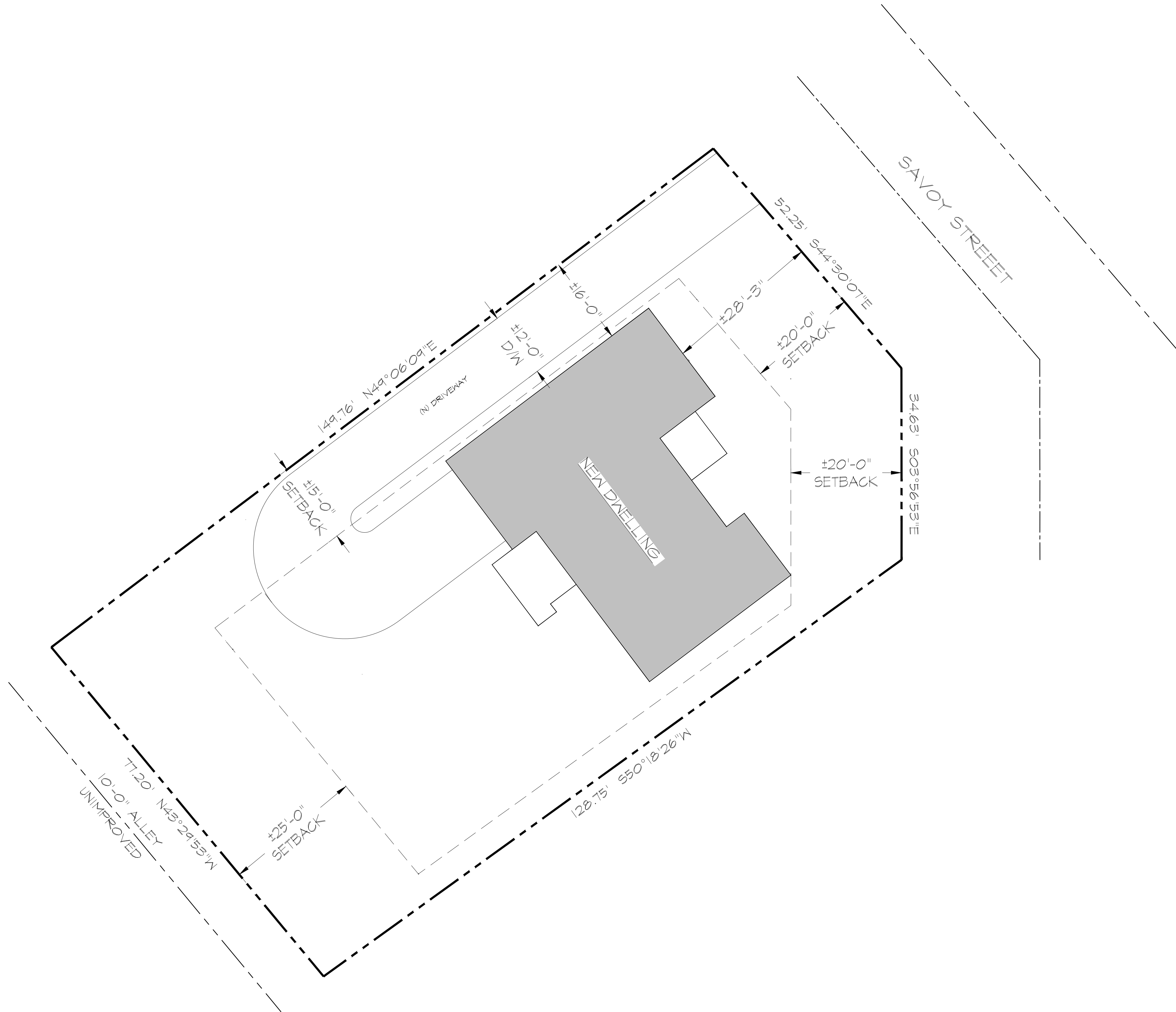
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FEE 3:

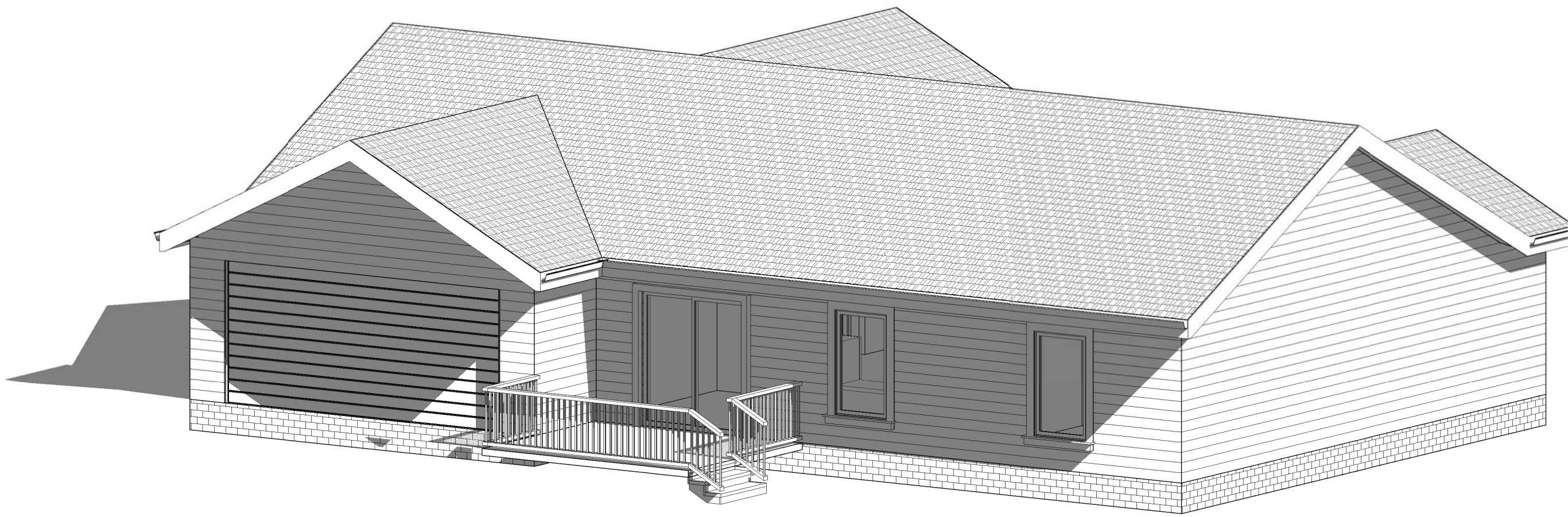
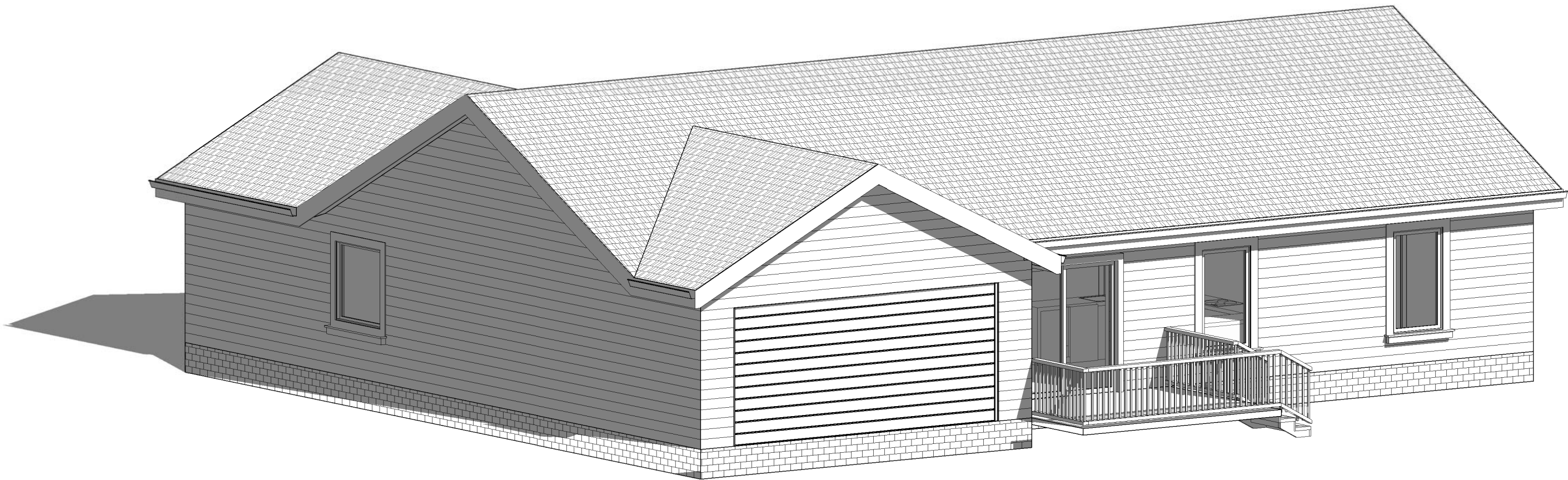
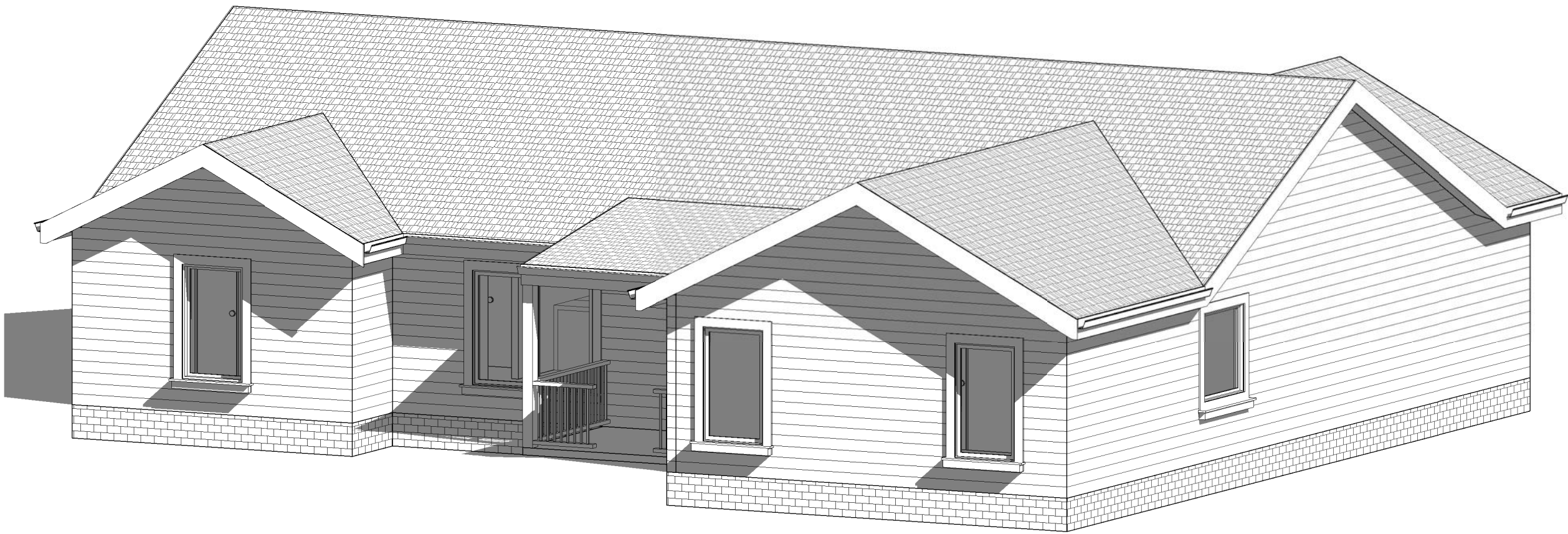
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Pd. 07/03/2025, SG







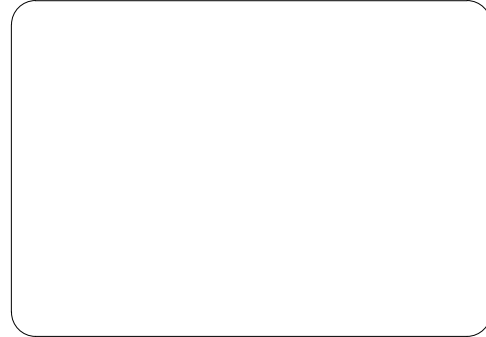


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EMAIL: sales@balddesign.com
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YARBROUGH RESIDENCE
SINGLE FAMILY HOME

3305 SAVOY ST
KNOXVILLE - 37921



PERSPECTIVES

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Job Captain:KN

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1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



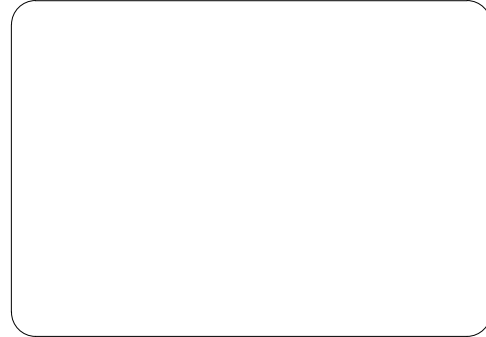


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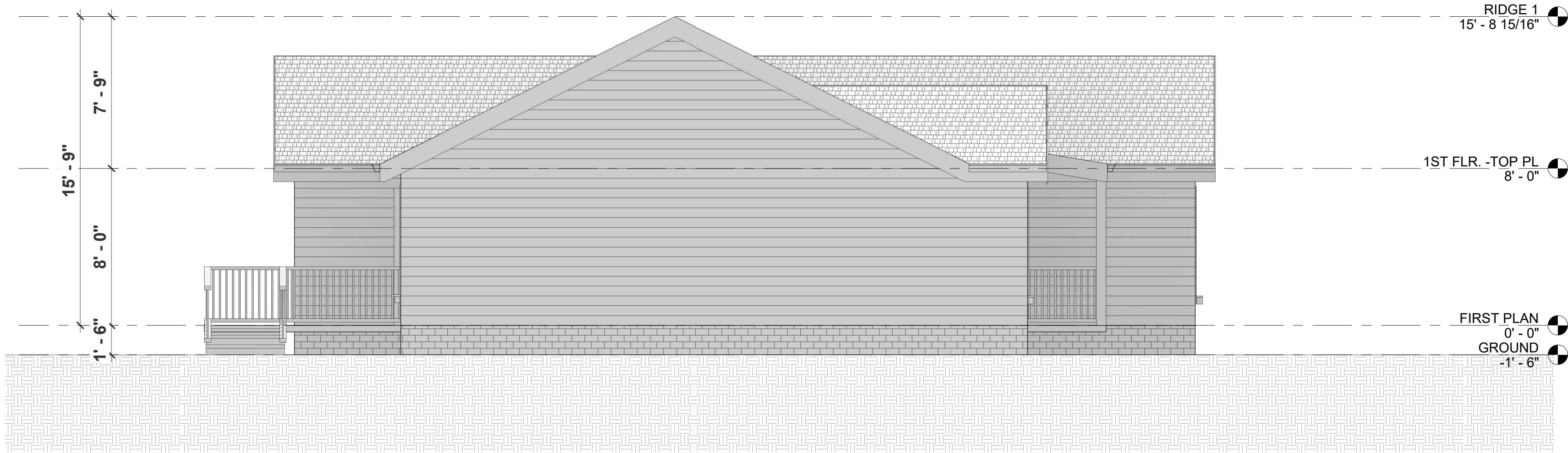
FRONT/REAR
ELEVATIONS

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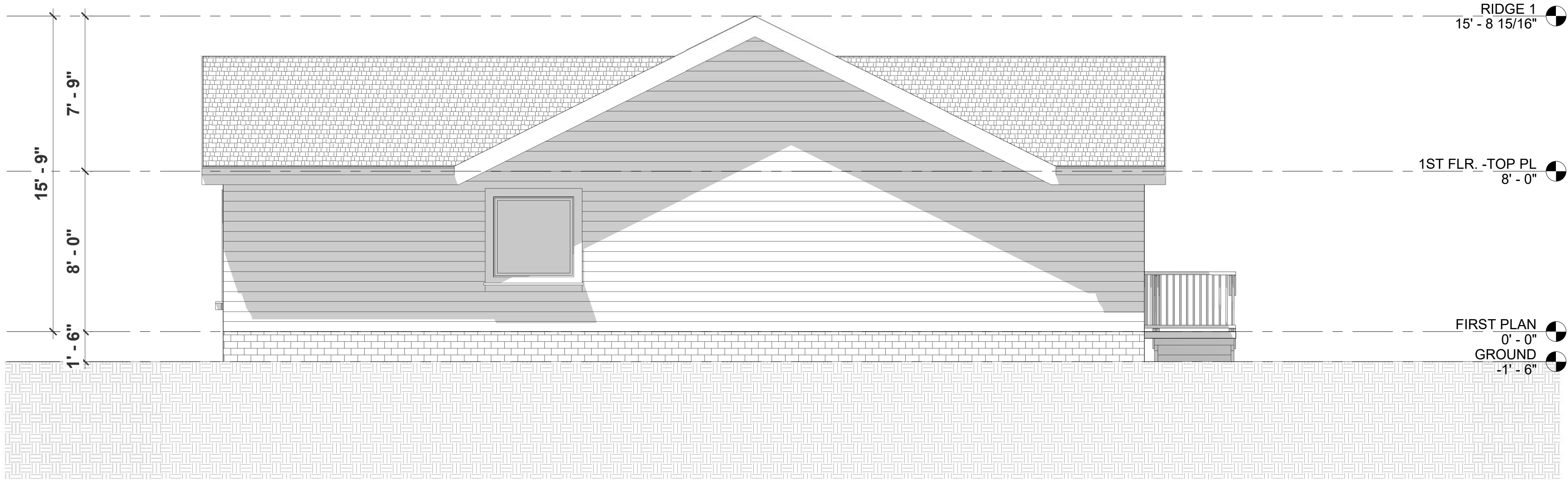
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③ SOUTH ELEVATION
1/4" = 1'-0"



② NORTH ELEVATION
1/4" = 1'-0"

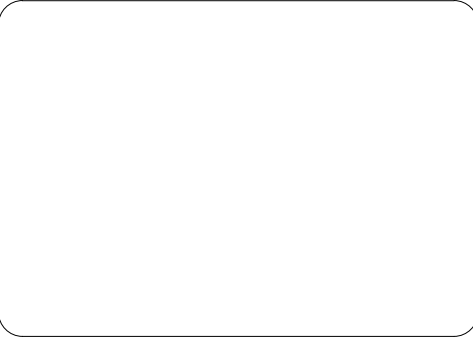


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SIDE
ELEVATIONS

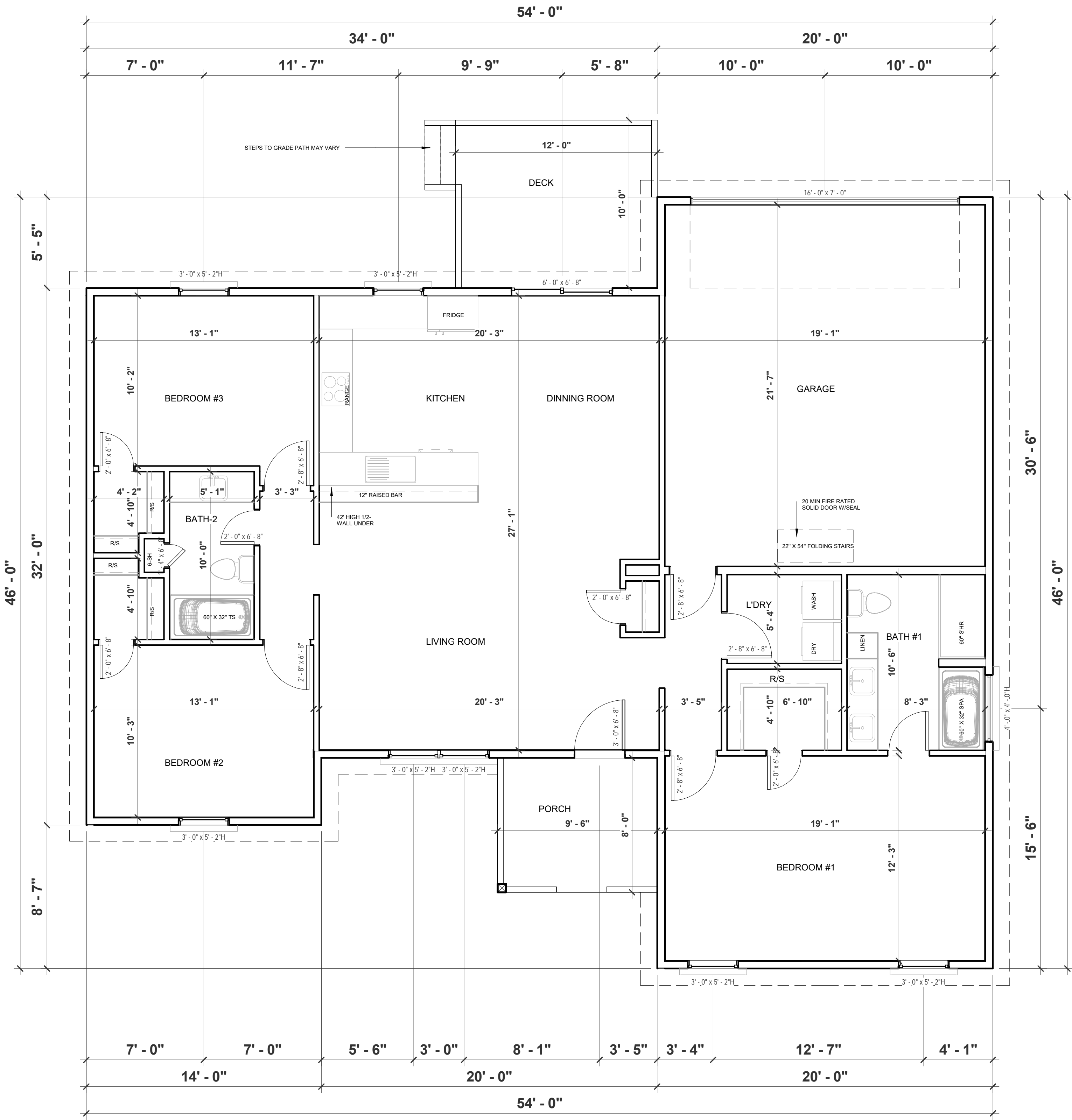
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Date: 06/21/2023
Job Captain: MiTek

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A2.1

1 FIRST FLOOR PLAN
1/4" = 1'-0"





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YARBROUGH RESIDENCE
SINGLE FAMILY HOME

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FIRST FLOOR
PLAN

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Job Captain: CC

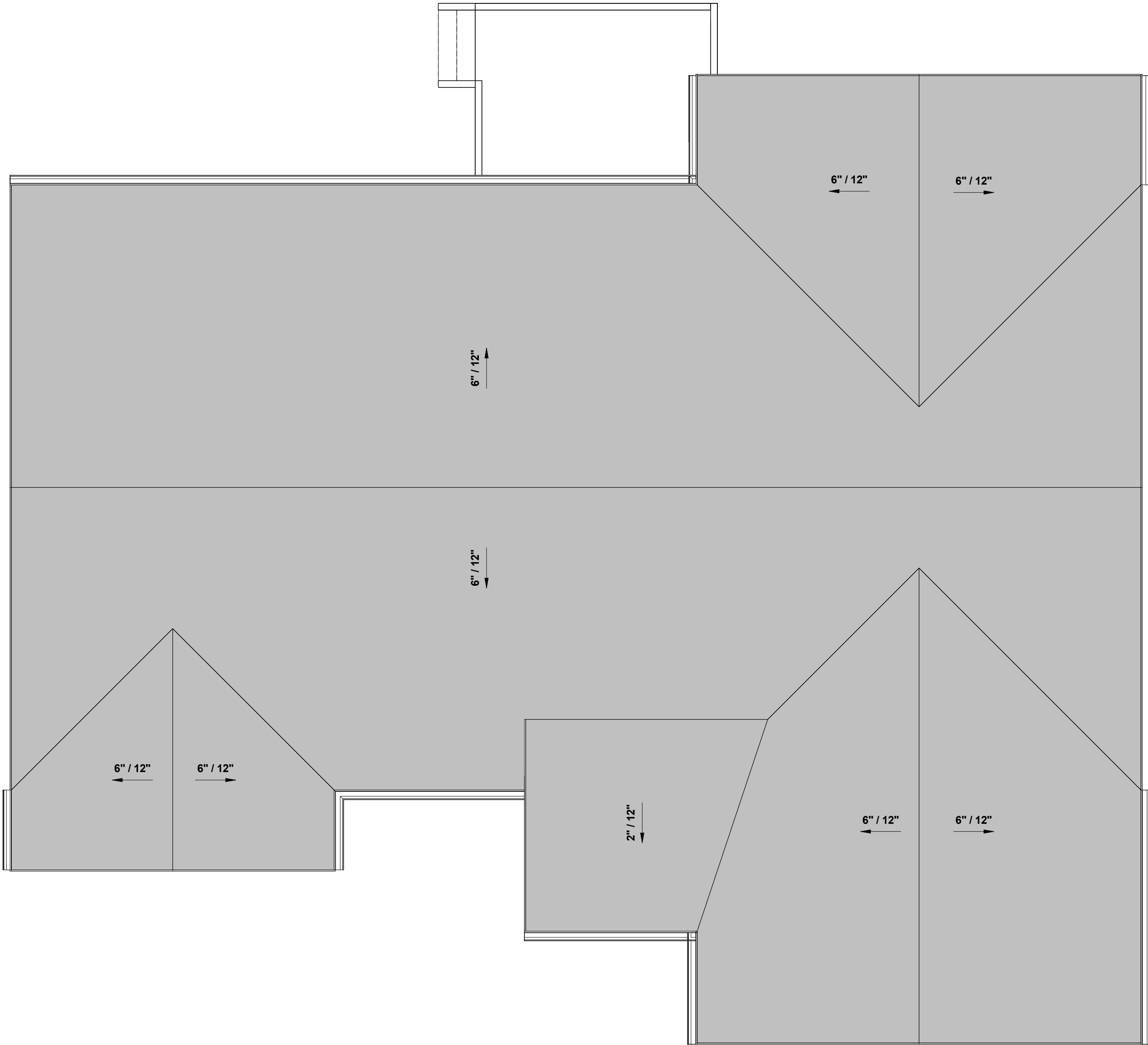
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1 RIDGE 1
1/4" = 1'-0"



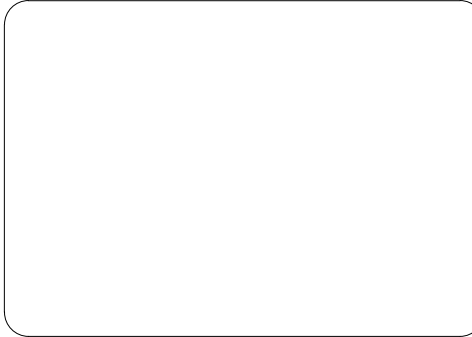


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YARBROUGH RESIDENCE
SINGLE FAMILY HOME

3305 SAVOY ST
KNOXVILLE - 37921



ROOF PLAN

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Date: 06/21/2023
Job Captain: MiTek

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