

File Number: 8-A-25-IH

**Meeting:** 9/17/2025  
**Applicant:** Tony Nelson Master Plan Builders and Design  
**Owner:** Gregory and Wilhelmenia Yarborough  
**District:** Lonsdale Infill Housing Overlay District

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### Property Information

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

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### Description of Work

Level III Subdivision/Plat, 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 concrete block foundation clad in cement washed stucco. The house will be 54' wide by 46' deep (not including rear deck) 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 20' wide concrete driveway accessed via 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 a window making 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.

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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.
- 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.

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## Comments

1. This application was postponed in August 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 33.7' from the front lot line, in part due to the road intersection and slope near the front lot line. The Board should discuss the front setback. The final site plan should include a walkway from the stoop to the street.

3. Parking is a concrete driveway in front of the house accessed via Savoy Street. The design guidelines discourage parking in the front yard and state that on lots without alleys parking should be a single lane that extends 20' behind the façade. Parking should be revised to meet the design guidelines, with final location to be approved by staff. 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 site plan includes a tree in the front yard, and the final site plan should include a tree in the 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 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.

7. The design features a 6' wide by 8' deep stoop recessed under the telescoped front-gable massing and supported by one 8" 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 infill construction present on the block and surrounding area features partial-width porches. The Board should discuss whether the proposed stoop should be widened.

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 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, 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 façade elevation drawing should be formally revised to show the proposed window in the right bay, which should feature the same design as the adjacent windows.

9. 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.

10. The asphalt shingles and block foundation clad in cement washed stucco 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.

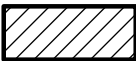


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## Recommendation

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.



<b>DESIGN REVIEW BOARD</b>	<b>8-A-25-IH</b>		Petitioner: <b>Tony Nelson Master Plan Builders and Design</b>
	<b>APPLICATION FOR CERTIFICATE OF APPROPRIATENESS</b>		
		<b>3305 Savoy St.</b> <b>Lonsdale Infill Housing Overlay District</b>	
Original Print Date: 8/6/2025 Knoxville - Knox County Planning - Design Review Board		Revised:	  <b>Feet</b>



## 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

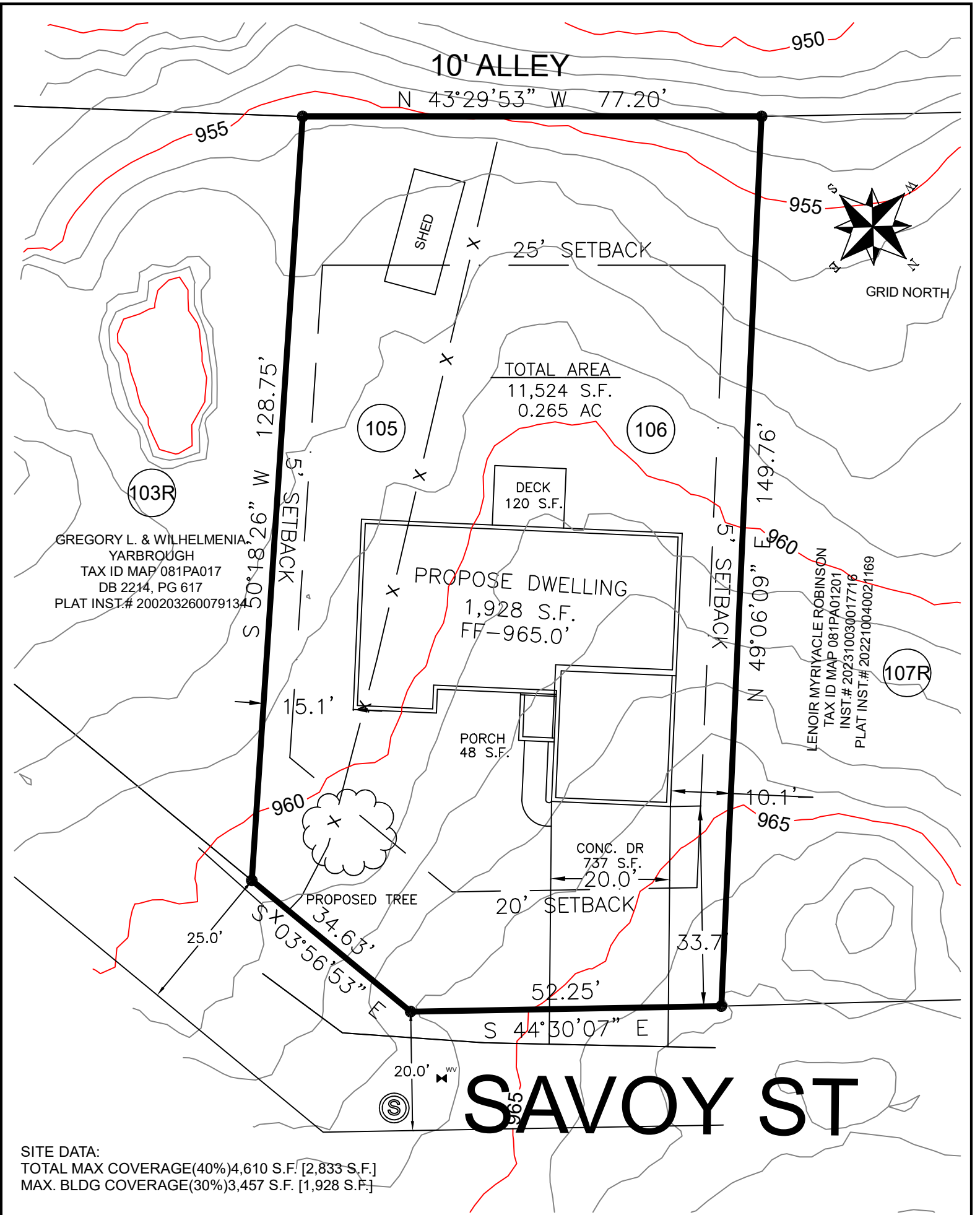
### FEE 2:

### FEE 3:

### TOTAL:

250.00

Pd. 07/03/2025, SG

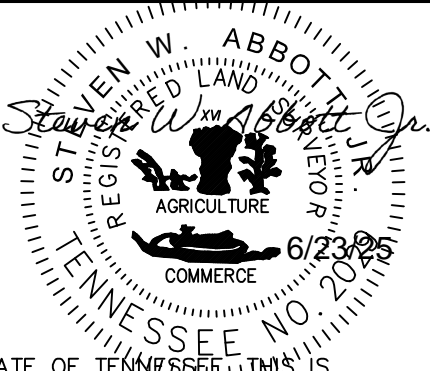


SITE DATA:  
TOTAL MAX COVERAGE(40%)4,610 S.F. [2,833 S.F.]  
MAX. BLDG COVERAGE(30%)3,457 S.F. [1,928 S.F.]

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



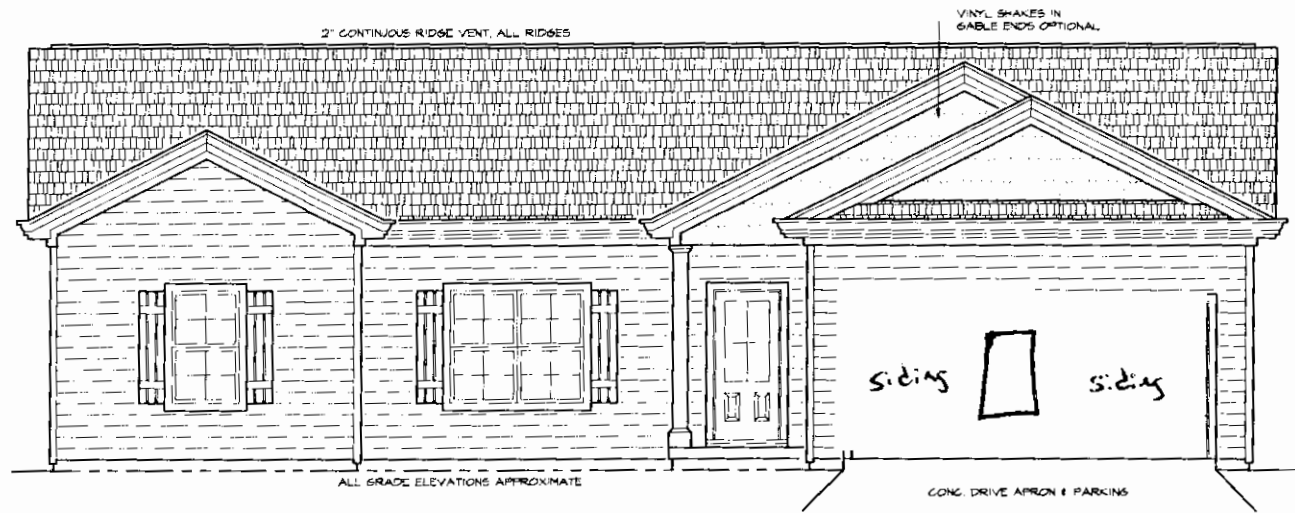
THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENTS 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.



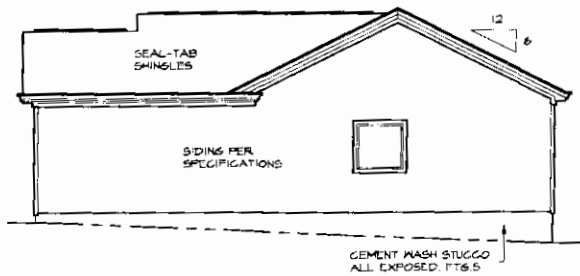
# NOTE:

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

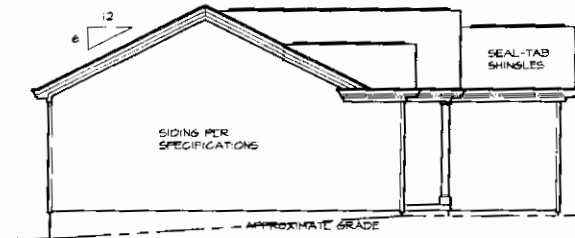
CLS LINE  
8'-1 1/2"  
CLS 45°  
FLR LINE



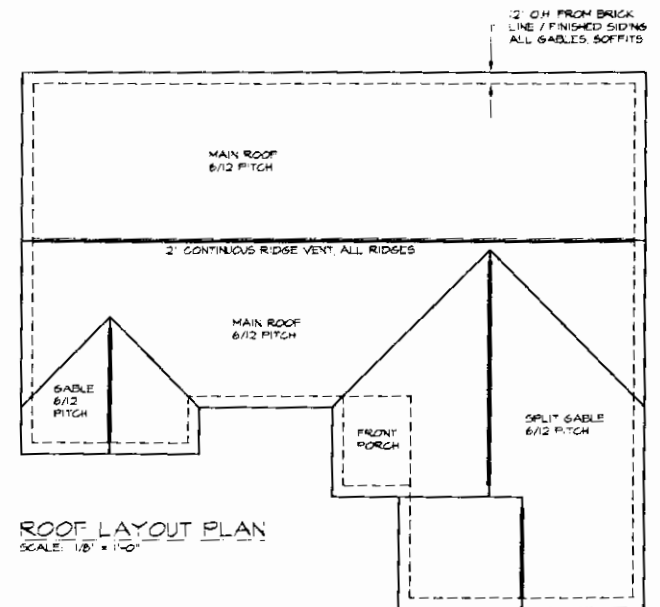
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



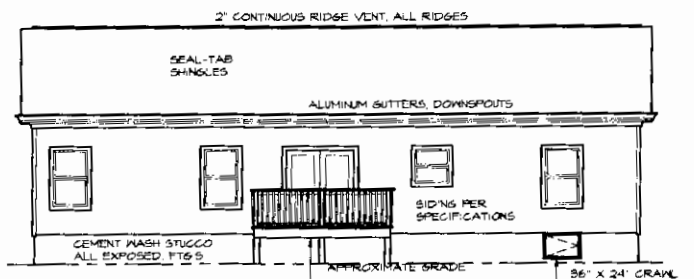
RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



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 OR CALCULATIONS AS CONSTRUCTED. ALL STRUCTURAL, SPAN & LOAD CAPACITIES OF ENGINEERED AND PRE-FAB COMPONENTS IS EXCLUDED. THE PLANS ARE DIAGRAMMATIC ONLY AND ARE DESIGNED STRICTLY AS A GENERAL GUIDE TO CONSTRUCTION. THE DRAWING EXEMPTS DO NOT GUARANTEE THE STRUCTURAL INTEGRITY OF FRAMING METHODS USED ON-SITE. THE USER IS RESPONSIBLE IN TOTAL FOR ALL PHASES OF THE CONSTRUCTION PROJECT. LOCAL/REVISED BUILDING CODES AND AMENDMENTS SHALL SUPERSEDE

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 ELEVATION DRAWINGS  
BY: SRE DATE: 08/01/2002

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

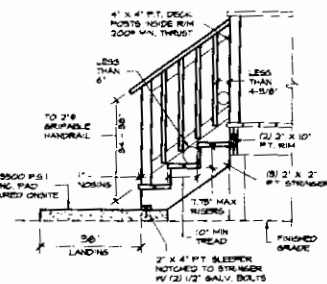
THE ENGINEERING SUPPLIER SHALL PROVIDE ALL NECESSARY INSTALLATION DOCUMENTS TO THE GENERAL CONTRACTOR & THESE DOCUMENTS SHALL BE ATTACHED TO THESE DRAWINGS.

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

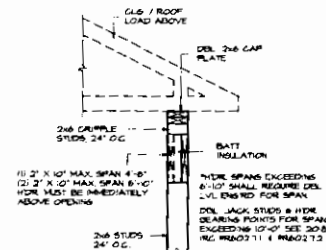
ALL ENGINEERED TRUSS DOCUMENTS SHALL BE PROVIDED TO THE GENERAL CONTRACTOR AND SHALL BE ATTACHED TO THESE PLANS. THE MPR'S SPECIFICATIONS SHALL SUPERSEDE THE GENERAL

SEE SHEET NO 3 FOR DECK  
LEDGER ATTACHMENT TO DANG  
JOIST OF PRIMARY STRUCTURE

**NOTE:**  
ALL EXTERIOR WALLS  
ARE 2" X 6", @ 24" O.C.  
W/ R-19 BATT INSULATION



DECK STAIR DETAIL  
NO SCALE 2018 IRC (R2011)



WINDOW & DOOR HEADERS  
NO SCALE 208 REC 00A02714

EXHAUST AIR (20.8 IRC MIN/500.41)  
1/5 V BATH VENTS MUST BE 50 CFM  
MIN - DUCTED DIRECT TO THE EXTERIOR  
BUILDING TOTAL MUST BE 60 CFM MIN  
SUPPLY AIR (20.8 IRC MIN/500.43)

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

BEDROOMS MUST HAVE (1) WINDOW FOR EMERGENCY EGRESS WHICH IS A CLEAR OPENING OF 5.0 SQ. FT. (2) SECOND FLOOR: 44" MAX. HGT - MIN. NET CLEAR OPENING SH. 20" WIDE - MIN. HGT 34"

NOTE:  
VERIFY EXPRESS RATINGS VS. WINDOW  
SPECIFICATIONS - SOME BORO WERE  
NOT PROVIDE ADEQUATE OPENINGS

LEAKAGE IN WRITTEN REPORT MADE  
THERMAL ENVELOPE LEAK TEST  
MANDATORY BLOWER DOOR LEAKAGE

MANUFACTURER, TYPE, MODEL NO. & SIZE  
OF AIR CONDITIONING SYSTEM, HEATING SYSTEM

BATHS & FOOT TRAFFIC AREAS IF THE SHALL IS LESS THAN 18" FROM FLOOR & WITH A SASH SIZE GREATER 50 SQFT SHALL REQUIRE USE OF THERMOID GLASS

NOTE:  
WINDOW & DOOR SIZES NOTED ON  
PLANS ARE GENERIC & ARE TO BE  
AS FEET & INCHES WIDTH BY FEET  
INCHES HGT. EX. 8'0" DIA. x 8'0"

ALL MAIN FLOOR WINDOWS & DOOR  
BE ROUGHED IN A 82-1/2" HEADER.

UNLESS NOTED OTHERWISE

THE DESIGNER OF

THE DESIGNER OFFERS NO WARRANTY AS TO THE SUITABILITY OF THE DESIGN FOR ANY BUILDING SITE, NOT FOR THE ACCURACY OF DIMENSIONS OR SQUARE FOOTAGE CALCULATIONS AS CONSTRUCTED. ALL STRUCTURAL SPAN AND CAPACITIES OF ENGINEERED AND PRE-CAST COMPONENTS IS EXCLUDED. PLANS ARE DIAGNOSTIC, ONLY AND ARE DESIGNED STRICTLY AS A GUIDE TO CONSTRUCTION. THE DRAWING EXPERTS DO NOT GUARANTEE THE STRUCTURAL INTEGRITY OF FRAMING METHODS USED ON-SITE. THE USER IS RESPONSIBLE IN TOTAL FOR ALL PHASES OF THE CONSTRUCTION PROJECT. LOCAL/REVISED BUILDING CODES AND AMENDMENTS SHALL SUPERSEDE

WALL & PARTITION FRAMING DIMENSIONS ARE MEASURED FROM OUTSIDE FRAMING LINE TO FACE OF INTERIOR STUDWALLS UNLESS SHOWN OTHERWISE - PLEASE OBSERVE DIMENSION LEADER-LINES VERY CAREFULLY

$$\frac{1}{2} \text{ AIN} + \frac{1}{2} \text{ LiOH} \rightarrow \frac{1}{2} \text{ AILi} + \frac{1}{2} \text{ H}_2\text{O}$$

4'-1" FINISHED CEILING HEIGHT

AREA CALCULATIONS ARE MEASURED FROM OUTSIDE FRAMING LINES (EXCLUSIVE OF BRICK OR STUCCO VENEER). VERIFY ON-SITE BY ACTUAL CONSTRUCTION DIMENSIONS.

ALL EXTERIOR WALLS SHALL HAVE CONTINUOUS STRUCTURAL WOOD PANEL SHEATHING OF 7/16" C.S.B. OR 1/2" EXTERIOR PLYWOOD (2018 RC #R602.10.4) FASTENED AS REQUIRED BY (2018 RC #R602.3 (B))

NOTE:  
H/D MUST BE IMMEDIATELY ABOVE  
PORTAL OPENING. PROVIDE SIMPSON  
INSTANT24 HOLDDOWN STRAPS AND  
MINI 2x8 H/D TENSION STRAPS AS  
REQD BY 2016 IBC M602.10.2 & 4.

No Garage: unfinished bonus room w/ window

Designed To 2018 IRC

**Sam R. Ensor**

RESIDENTIAL DRAFTING SERVICE  
1311 Greenwell Drive, Knoxville, TN 37938  
Telephone 865-947-8951

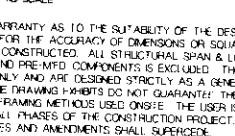
02-0301  
DATE MAIN FLOOR PLAN  
PLAN NO

## NOTICE

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## GIRDER & PIER SECTION

NO SCALE

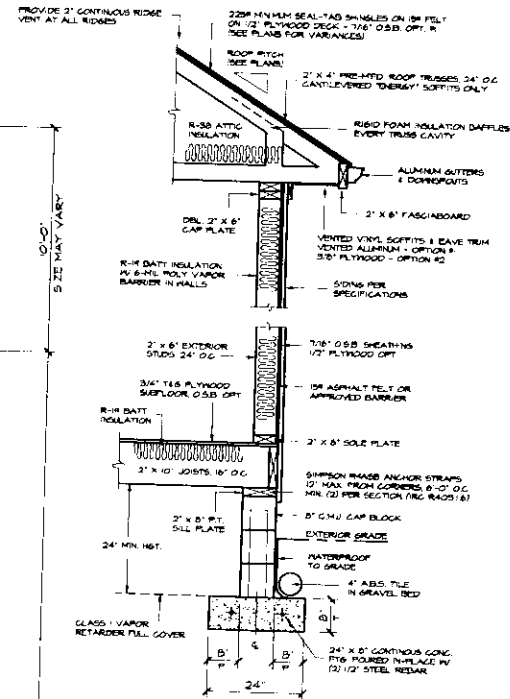
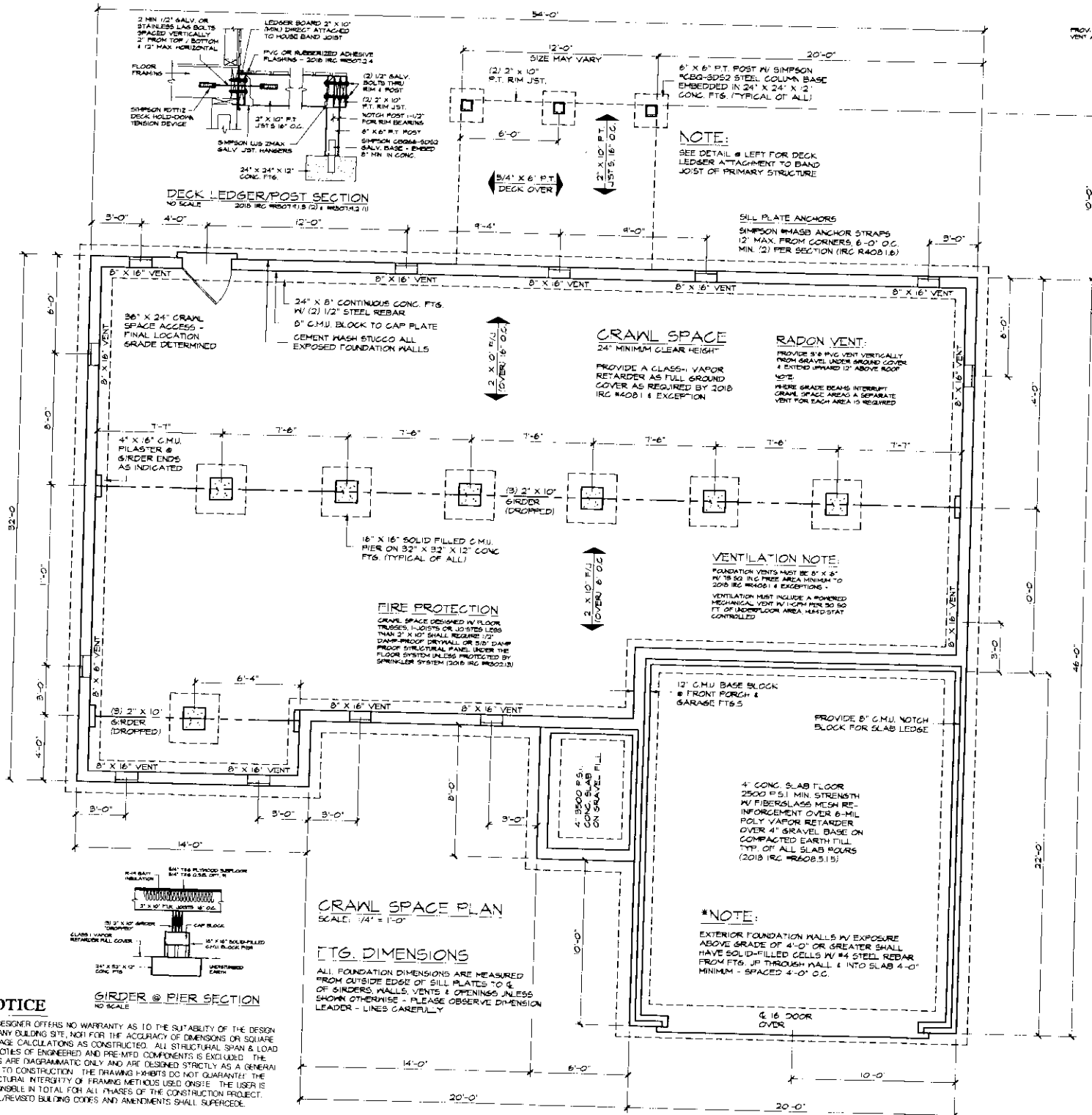


## CRAWL SPACE PLAN

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

## ITS DIMENSIONS

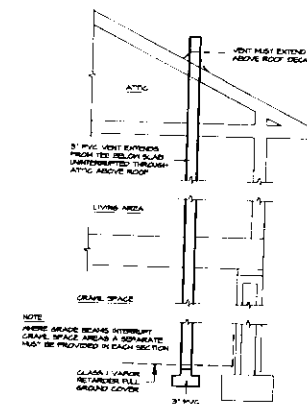
ALL FOUNDATION DIMENSIONS ARE MEASURED FROM OUTSIDE EDGE OF SILL PLATES TO G. OF GIRDERS, WALLS, VENTS & OPENINGS UNLESS SHOWN OTHERWISE - PLEASE OBSERVE DIMENSION LEADER - LINES CAREFULLY



## TYPICAL WALL SECTION

NO SCALE

2018 IRC



## RADON VENTING DETAILS

NO SCALE

2018 IRC, #403.5.3

Designed To 2018 IRC

# 3

## Sam R. Ensor

RESIDENTIAL DRAFTING SERVICE  
311 Greenwell Drive, Knoxville, TN 37938  
Telephone 865-547-8951

02-0301

DATE: 05/10/2002  
BY: SRE