

**Meeting:** 9/17/2025  
**Applicant:** Sean Martin Open Door Architecture  
**Owner:** Ellen Zavisca  
**District:** Edgewood Park Infill Housing Overlay District

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## Property Information

**Location:** 3118 Fairview St. **Parcel ID:** 69 M E 041  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Rear addition

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## Description of Work

Level II Addition Visible from the Primary Street

New rear addition. One-story addition projects from the rear elevation, flush with the left side of the existing house, and will measure 14'-6" wide by 20' deep. The existing enclosed back porch will be demolished. The addition will feature an 8/12 pitch front-gable roof with in-kind metal roofing that projects perpendicular to the primary roofline with eave overhangs, rake mold trim, and a skylight. It will be clad in fiber cement lap siding with cornerboards and rest on a parge-coated block foundation. The rear elevation features paired 3/1 double-hung windows, and the right elevation features a 6-lite fixed window flanking a single French door. The left elevation, which will be visible from the street, features a single French door and is devoid of windows. All windows and doors feature trim.

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## Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

### 9. Additions

- In making an addition, exterior covering and roof materials, doors, and windows, should be selected like those original to the house.
  - Additions should be made to the rear or side of the house. Taller additions should be made to the rear of the house to keep the original scale of the front façade consistent with other houses on the block.
  - The roofline and roofing materials should complement the original house.
- 

## Comments

1. The proposed addition will be visible from Fairview Street and Nickerson Avenue, the side street.
  2. The addition is proposed for the rear of the house, which meets design guidelines for placement, and the massing is compatible in scale and form with the existing house.
  3. Guidelines recommend that exterior cladding, roof materials, doors, and windows should be compatible with those on the existing house. The proposed in-kind metal roofing, windows, and doors reflect the existing house and
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the guidelines. The house features a brick foundation and cladding. The parge-coated block foundation meets the design guidelines and will be minimally visible from the street. The fiber cement lap siding is comparable to the siding in the gable fields of the existing house and will demarcate the massing as an addition.

4. The front-gable roofline is compatible in pitch and detail with the primary roofline. It will mirror the projecting front-gable massing on the façade, resulting in a T-shape cross gable that is compatible with the Craftsman style house

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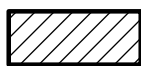
## **Recommendation**

Staff recommends approval of Certificate 9-G-25-IH as submitted.



**DESIGN  
REVIEW  
BOARD**

**9-G-25-IH**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

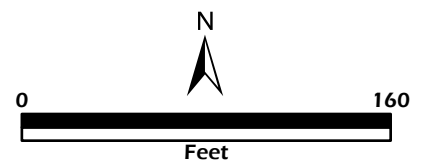


3118 Fairview St.  
Edgewood Park Infill Housing Overlay District

Original Print Date: 9/8/2025  
Knoxville - Knox County Planning - Design Review Board

Revised:

Petitioner: Sean Martin Open Door  
Architecture





# DESIGN REVIEW REQUEST

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

Sean Martin / Open Door Architecture

Applicant

August 29 2025

September 17, 2025

9-G-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

Sean Martin

Open Door

Name

Company

800 Luttrell Street

Knoxville

TN

37917

Address

City

State

Zip

865-386-8909

sean@opendoorarchitecture.com

Phone

Email

## CURRENT PROPERTY INFO

Ellen Zavisca

3118 Fairview Street, Knoxville, TN 37917

865-297-8599

Owner Name (if different from applicant)

Owner Address

Owner Phone

3118 Fairview Street, Knoxville, TN 37917

069ME041

Property Address

Parcel ID

Edgewood

IH / RN-2

Neighborhood

Zoning

## AUTHORIZATION

Malynda Wollert

9/2/25

Staff Signature

Please Print

Date

Sean R. Martin

29 August 2025

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: 295 square foot addition located to the rear of the home; not visible from Fairview Street. Addition will have a concrete foundation with a parge coat, cement fiber lap siding (4" reveal) with corner boards, and proper window trim (including sills). The gable roof will have metal roofing to match the existing 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:**

100

**FEE 2:**

**FEE 3:**

**TOTAL:**

\$100.00

Pd. 09/02/2025, SG

# Zavisca Residence

## Addition

Edgewood Neighborhood  
Knoxville, Tennessee

# Zavisca Residence

Addition

Edgewood neighborhood

Knoxville, Tennessee

CLIENT REVIEW SET

**NOT FOR CONSTRUCTION**

**client:**

Ellen Zavisca  
3118 Fairview Street  
Knoxville, TN 37917

**architect:**



800 Luttrell Street  
Knoxville, Tennessee 37917  
www.opendoorarchitecture.com

**project contact:**

Sara Martin : 865.603.4756  
Sean Martin : 865.386.8909

**25002**

**date:**

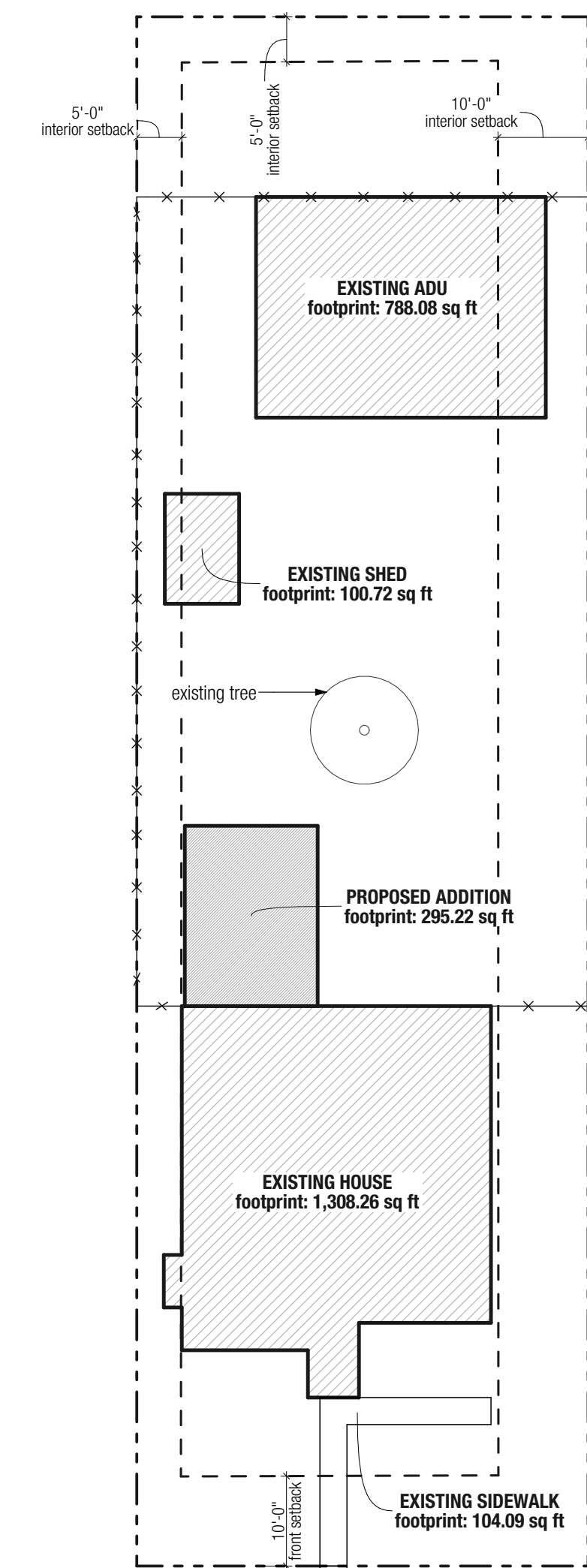
**drawing purpose:**

Construction Documents

**revisions:**

**A0.01**

cover sheet, site plan, symbols legend, general zoning information, and codes



- = existing structure
- = proposed addition

**LOT COVERAGE:**  
 LOT SIZE = 8617 SF  
 EXISTING HOUSE & COVERED PORCH = 2263 SF  
 EXISTING DRIVEWAY & SIDEWALK = 726 SF  
 EXISTING BUILDING COVERAGE = 26%  
 EXISTING IMPERVIOUS SURFACE = 35%  
 PROPOSED ADDITION = 295 SF  
 PROPOSED BUILDING COVERAGE = 29%  
 PROPOSED IMPERVIOUS SURFACE = 38%

### i14 site plan

1/16" = 1'-0"

**All General Contractor and Sub-Contractor construction work shall be carried out in accordance with the following codes that have been adopted by the City of Knoxville:**

- 2024 (IRC) International Residential Code
- 2024 (IBC) International Building Code
- 2024 (IPC) International Plumbing Code
- 2024 (IMC) International Mechanical Code
- 2024 (IFGC) International Fuel Gas Code
- 2023 (NEC) National Electrical Code
- 2024 (IFC) International Fire Code

- A0.01 cover sheet, site plan, symbols legend, general zoning information, and codes
- A1.01 demolition plan, demolition notes
- A1.02 renovation plan, general notes
- A1.03 renovation floor plan, plan key, and general notes
- A1.04 demo plan, demo notes, renovation plan and general notes
- A1.05 schedules
- A1.06 enlarged plans
- A1.07 reflected ceiling plans and notes
- A2.01 exterior elevations
- A2.02 interior elevations
- A3.01 building sections

**Zoning:**

This property zoned by the City of Knoxville as:  
**(RN-2 / H) single-family residential neighborhood zoning district / historic overlay zoning district**

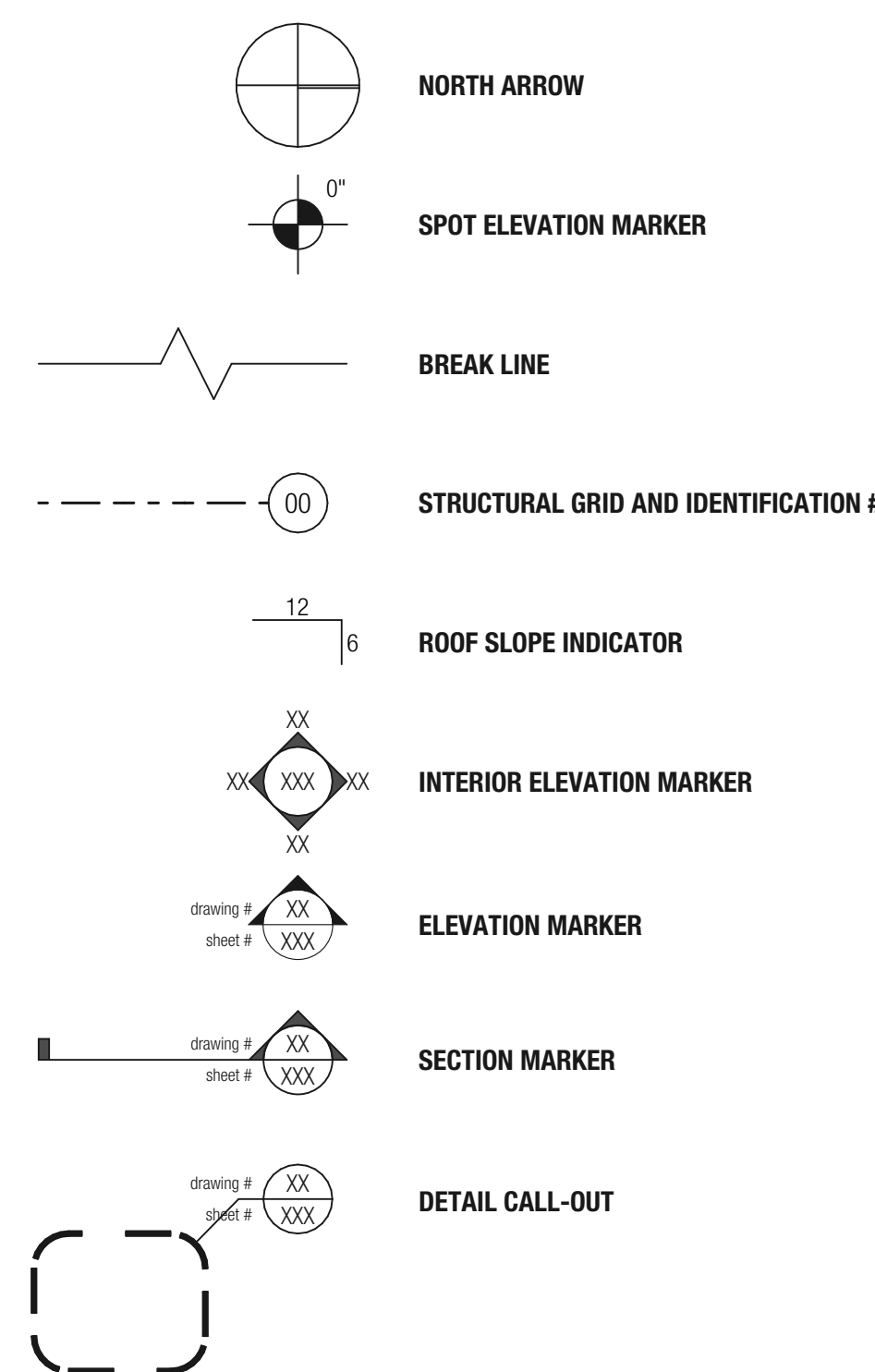
Permitted uses & structures: (only uses addressed in this drawing set are listed):  
**single-family dwelling**

Required setbacks:  
All buildings shall be set back from the street right-of-way lines and lot lines to comply with the following yard requirements :

**front :** 20'-0", or the average of blockface, whichever is less (not less than 10'-0")  
**side :** 5'-0" or 15% of the lot width, whichever is less (not less than 15'-0" combined)  
**rear :** 25'-0"

Maximum lot coverage :  
 Buildings coverage : 30%  
 Impervious surface : 40%

Height Regulations:  
 maximum building height: 35'-0"



**a01 symbols legend**

**a07 general zoning information**

**a14 codes**

**a19 sheet index**

1. Remove all existing constructions and finishes necessary for the completion of the work as depicted in the contract documents including, but not limited to, items drawn with dashed lines.
2. Provide necessary disconnects, caps, and alterations to existing mechanical and electrical systems as required. Provide access where applicable.
3. No demolition or removal of components shall reduce current level of security and building protection exposed to weather.
4. Contractor to verify, prior to removal, that no structural components, i.e. bearing walls, beams, headers, etc. supporting floor, roof or ceiling joists are designated for removal. Do not alter or remove structural members without permission of the architect.
5. The contractor, during the course of the work in the existing building, may uncover existing construction, heretofore unexposed to view, that is in need of replacement or removal. Whenever such a situation is encountered, the contractor shall call the conditions to the architect's attention.
6. Patch all finishes to match existing, including but not limited to, gypsum board, plaster, wood trim, covers, base, panels, rails and wainscot. Verify match of new finish materials to existing in color, texture, thickness, cut, etc. to satisfaction of owner prior to installation. Provide other materials to match existing where required.
7. Level all existing floors as required to receive new floor finishes. Install required transition pieces between various floor finishes. Match existing where possible.
8. All salvageable materials valuable or historic in nature to be retained by the owner unless specifically identified or arranged otherwise.
9. Handle and dispose of debris, materials, and trash in accordance with all applicable codes, standards, and regulations.
10. Demo contractor to have entire building broom-swept clean for new construction to begin.
11. General Notes also apply to demolition work.

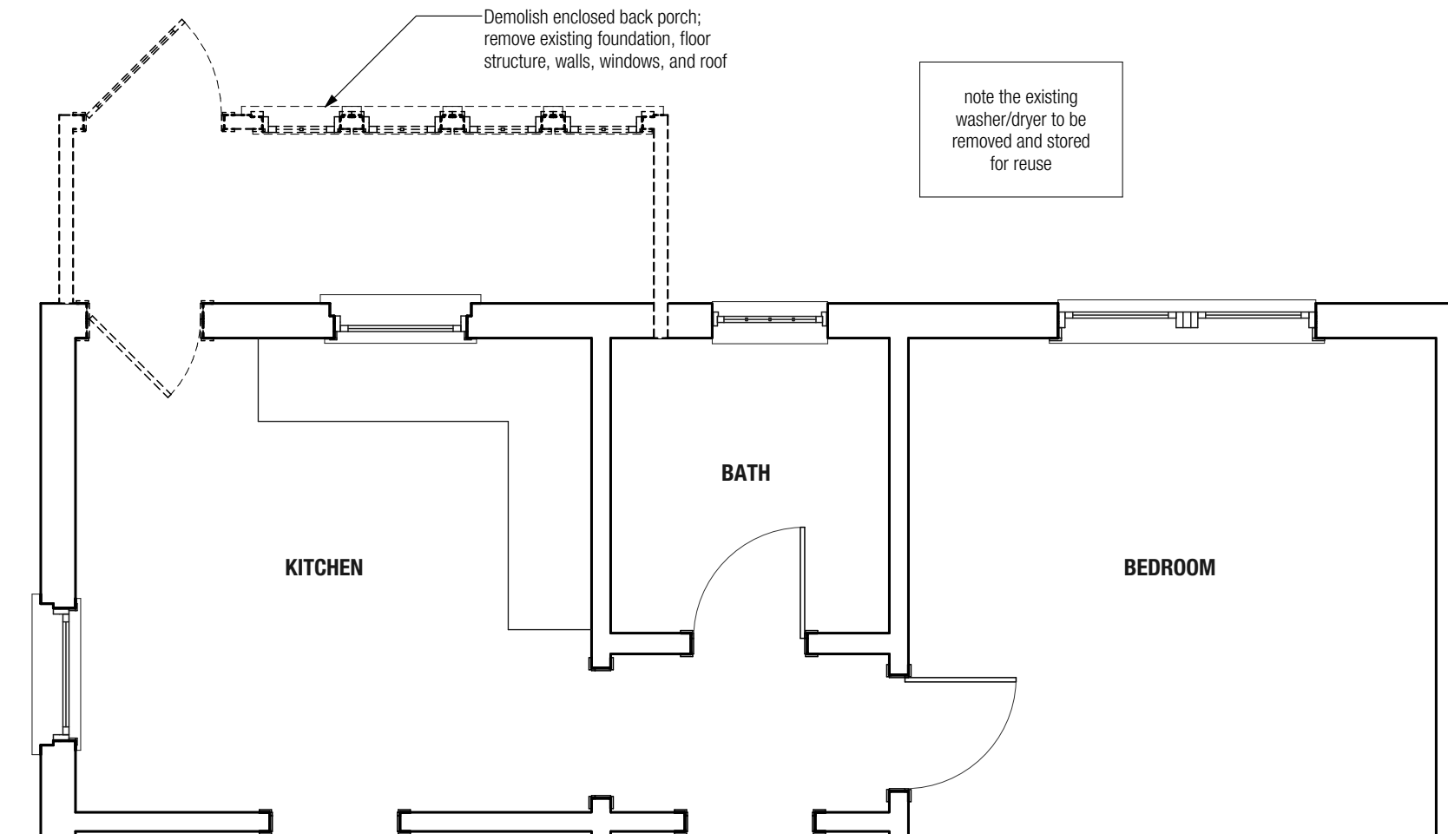
### n01 demo notes

1. Work shall be conducted by the contractor in accordance with all applicable building codes having jurisdiction as of the date the permit is issued for this project. The contractor shall report any discrepancies between codes and contract documents to the architect prior to work.
2. Contractor shall file all applications, pay for all necessary permits, and secure certificates of occupancy for the project.
3. The contractor shall carefully examine all contract documents. The contractor shall coordinate the work with all trades, including but not limited to structural, electrical, mechanical, plumbing, civil, and specialty drawings including shop drawings and material specifications. Any discrepancy shall be brought to the attention of the architect prior to proceeding with the work.
4. Work that deviates from the contract documents is the sole responsibility of the contractor and shall be corrected as required at no additional expense to the owner.
5. Coordinate work to prevent interruption to building services in occupied areas. Notify owner 24-hours in advance to acquire approval for services interruption.
6. Contractor shall keep the job free of debris and make final cleanup to the satisfaction of the owner. Contractor shall be responsible for removal of all construction debris from project site and shall provide dumpsters as required.
7. Existing HVAC equipment may not be sized sufficiently to condition new, additional space. Contractor shall verify HVAC requirements with a licensed mechanical contractor and install additional HVAC equipment after cost has been approved by owner.
8. Contractor shall field verify all conditions and dimensions on-site. In the event the dimensions are in question, or if any discrepancies are encountered during construction, the contractor shall notify the architect for clarification prior to proceeding with the work.
9. Contractor shall not scale any drawing in the contract documents. Given dimensions shall always take precedence. Contractor shall contact architect to obtain additional dimensions as needed.
10. Unless otherwise noted, locate door jambs 4" from inside corners.
11. Contractor shall be responsible for the protection of all existing buildings and other installations that are to remain intact while performing the specified work. As new materials are installed, the contractor shall protect those materials from damage during the remainder of construction.
12. The design adequacy and safety of erection bracing, shoring, etc. is the sole responsibility of the contractor. Walls which support joists, rafters, etc. and are laterally supported by same shall be braced until all construction is completed.
13. At penetrations by ductwork, piping, or other openings, provide appropriate load-carrying lintels or headers installed over the openings.
14. Contractor shall provide and coordinate the location of solid wood blocking within walls as required to provide for secure installation of all wall-mounted items. Blocking in exterior walls to be fire-treated.
15. Provide wood blocking and utilities necessary for items not in contract (N.I.C.). Coordinate with owner for exact locations of owner-furnished items.
16. Firestop all openings and penetrations around pipes, conduits, and floors with approved, non-combustible materials.
17. Contractor to provide owner with color and material samples for approval of all finishes prior to installation.

### a01 general notes

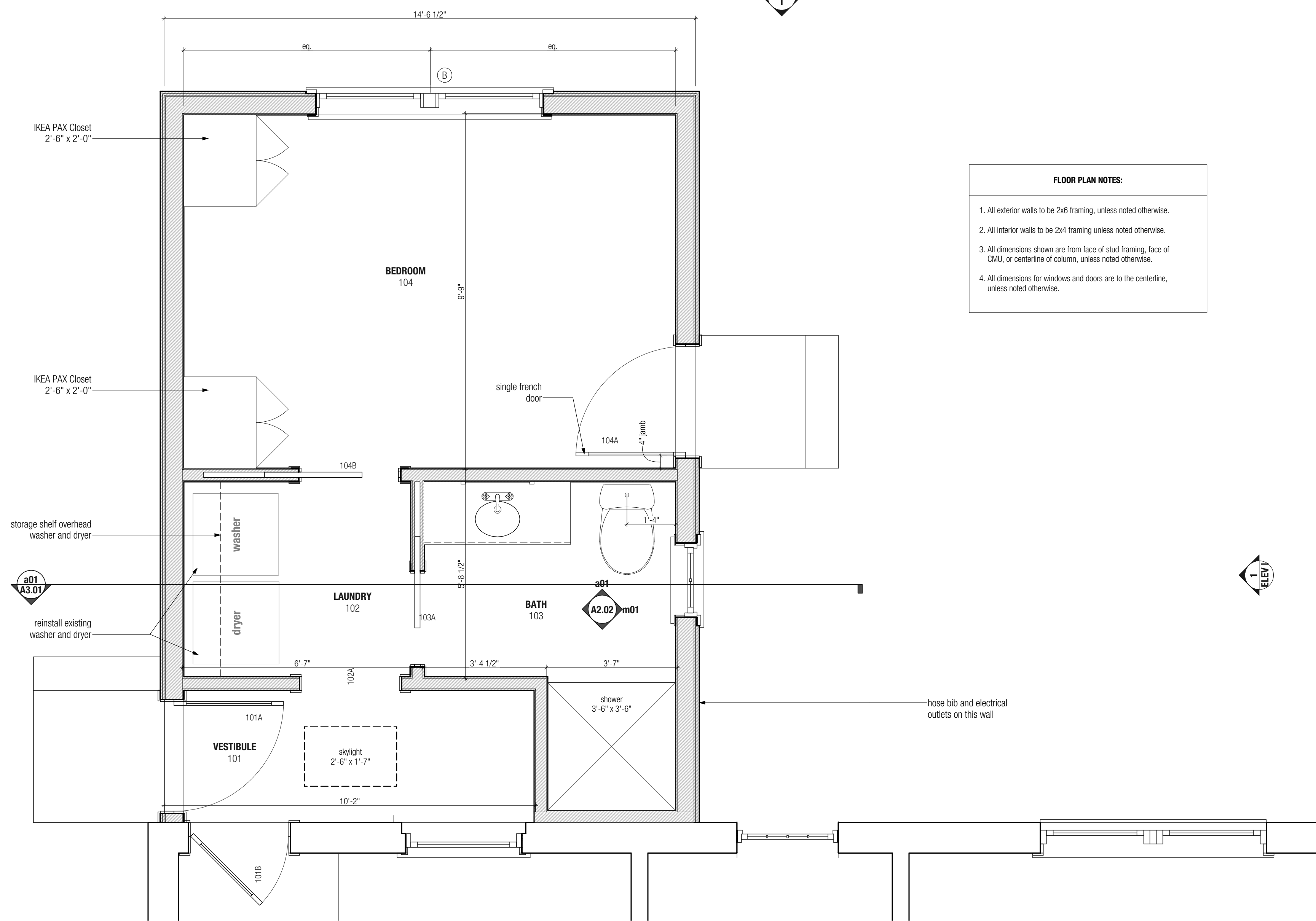
### q08 main floor - demolition plan

1/4" = 1'-0"



### a08 main floor - renovation plan

1/2" = 1'-0"



**FLOOR PLAN NOTES:**

1. All exterior walls to be 2x6 framing, unless noted otherwise.
2. All interior walls to be 2x4 framing, unless noted otherwise.
3. All dimensions shown are from face of stud framing, face of CMU, or centerline of column, unless noted otherwise.
4. All dimensions for windows and doors are to the centerline, unless noted otherwise.

**Zavisca Residence**  
Addition  
Edgewood neighborhood  
Knoxville, Tennessee

CLIENT REVIEW SET  
**NOT FOR CONSTRUCTION**

**client:**  
Ellen Zavisca  
3118 Fairview Street  
Knoxville, TN 37917

**architect:**  
**OPEN DOOR ARCHITECTURE**  
800 Luttrell Street  
Knoxville, Tennessee 37917  
www.opendoorarchitecture.com

**project contact:**  
Sara Martin : 865.603.4756  
Sean Martin : 865.386.8909

**25002**

**date:**

**drawing purpose:**  
Construction Documents

**revisions:**

**A1.01**  
demo plan, demo notes, renovation plan and general notes

# Zavisca Residence

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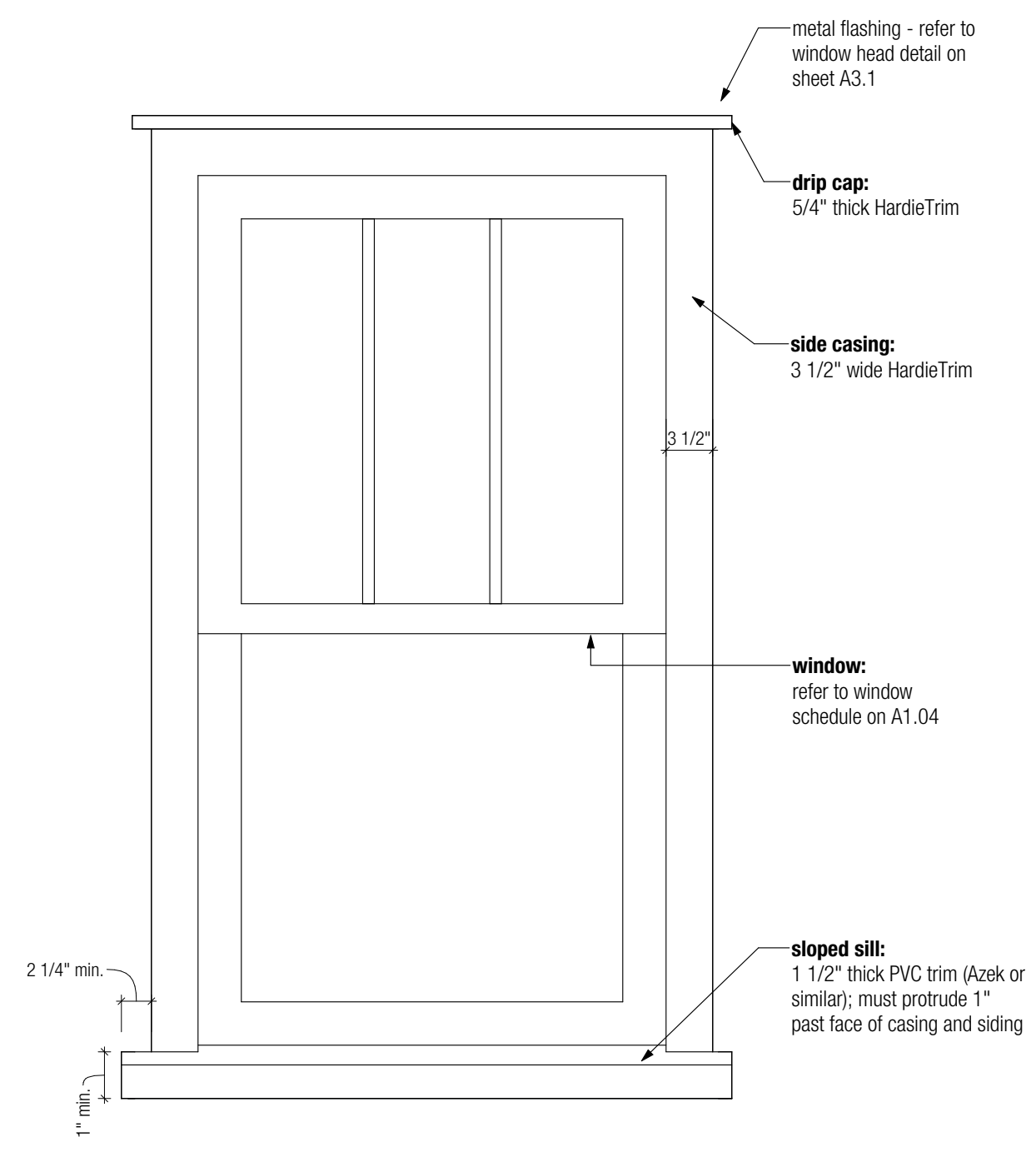
**drawing purpose:**

Construction Documents

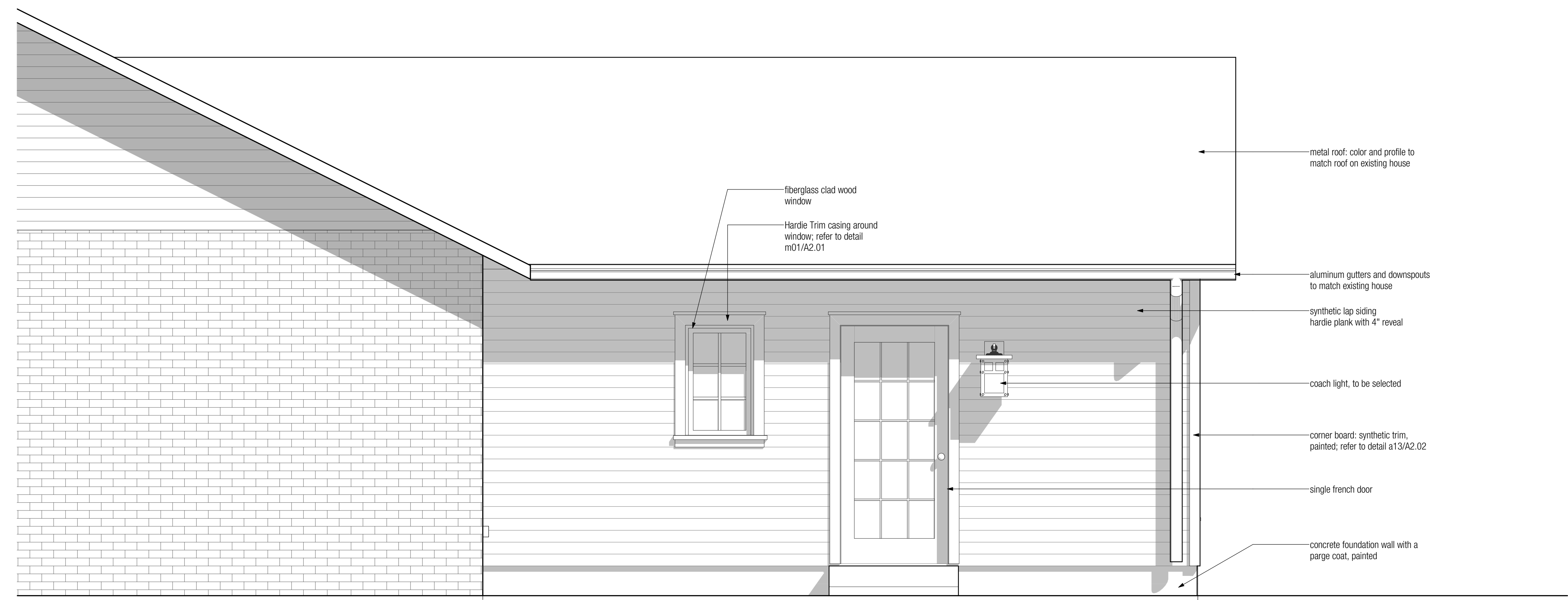
**revisions:**

**A2.01**

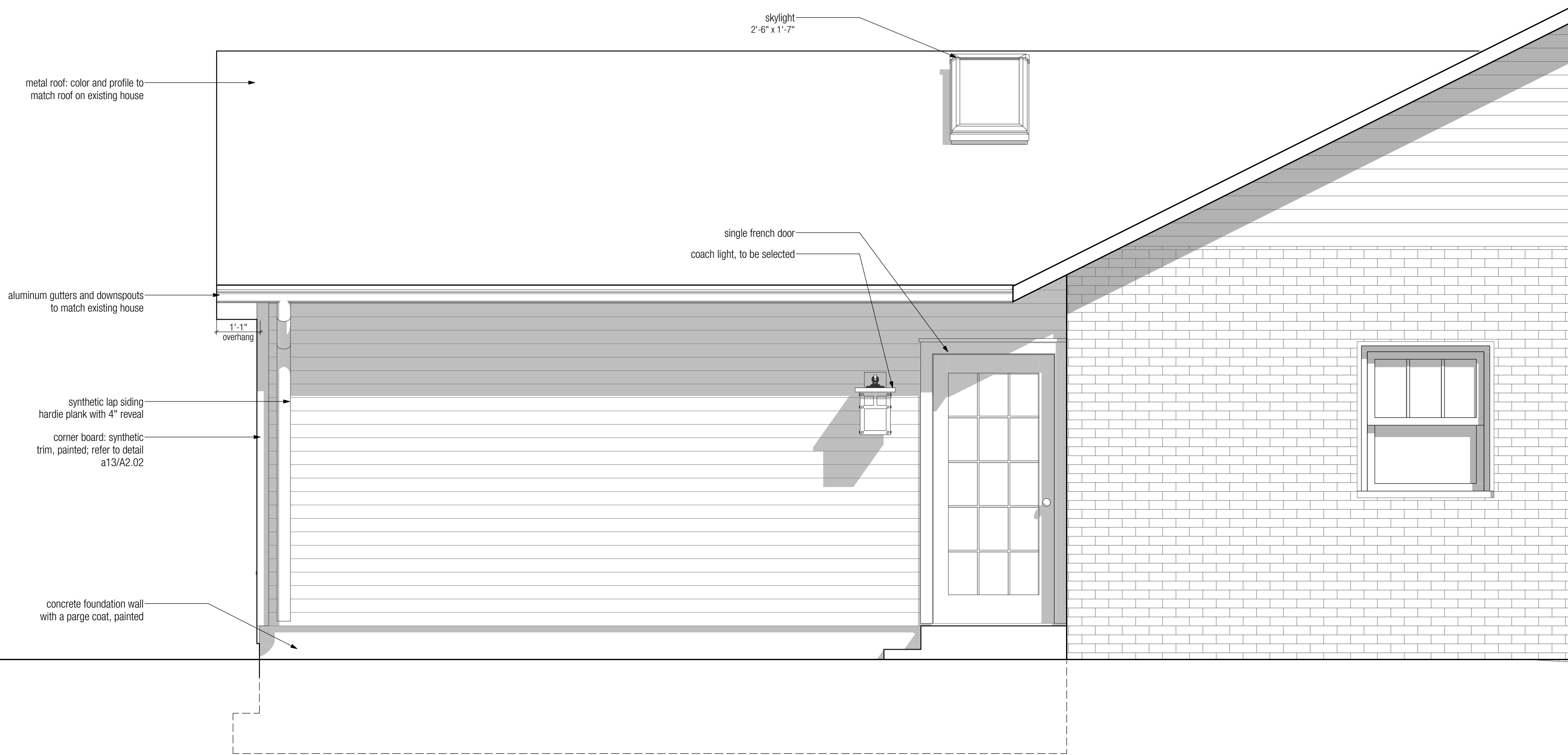
exterior elevations



**m01 window trim detail**



**m07 south elevation**



**a07 north elevation**

**a01 not used**

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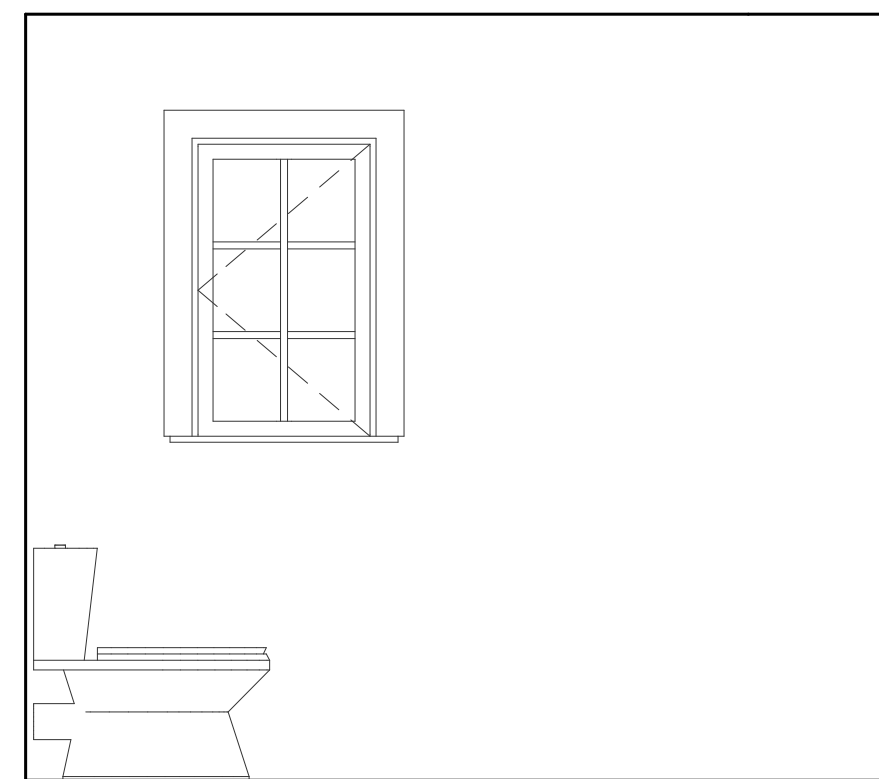
**drawing purpose:**

Construction Documents

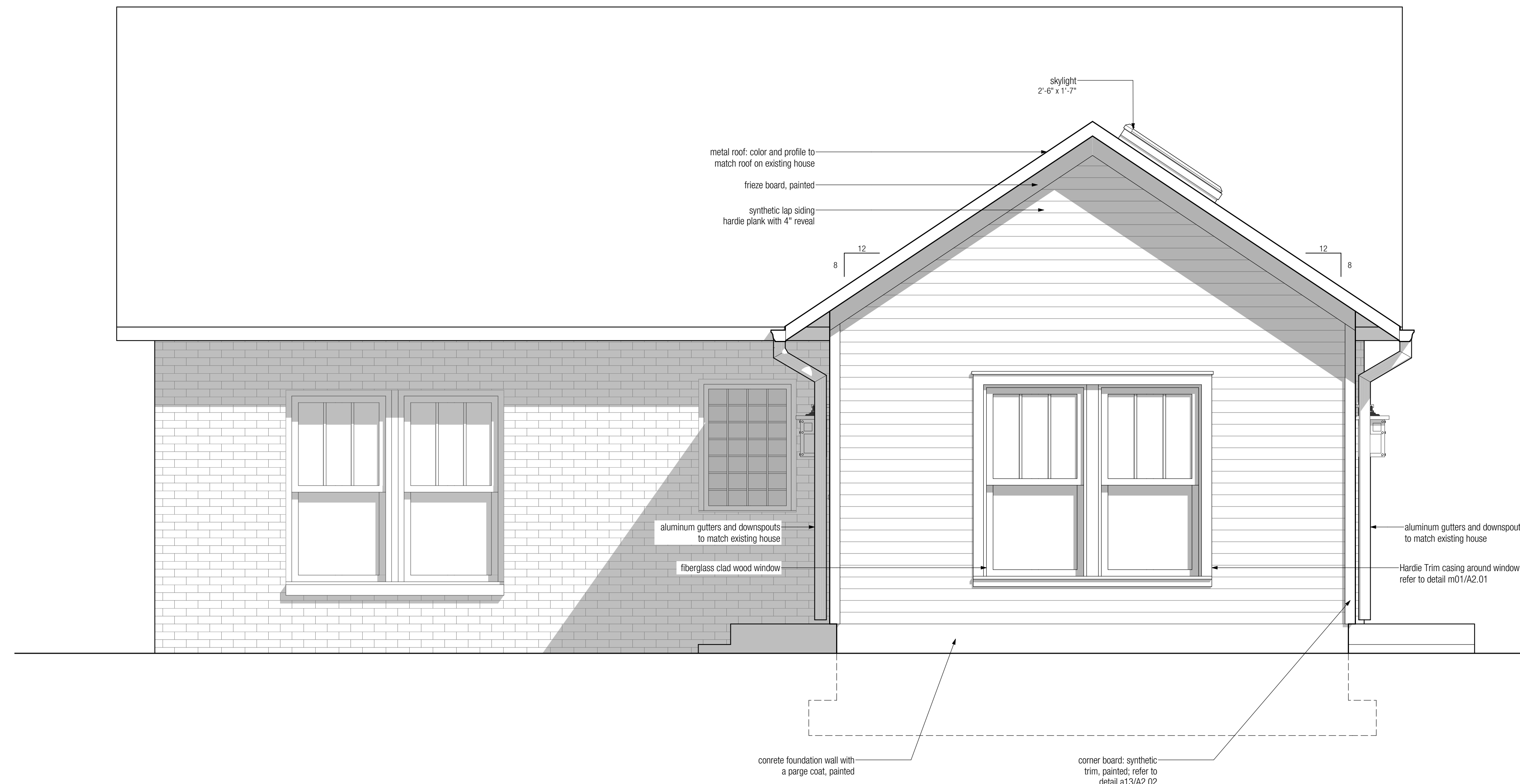
**revisions:**

**A2.02**

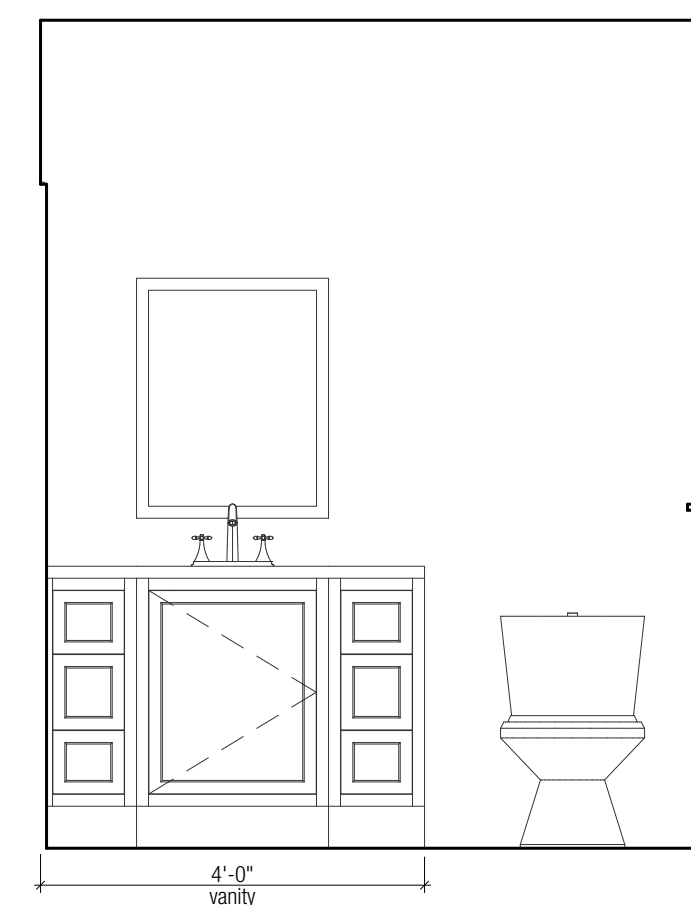
exterior & interior elevations



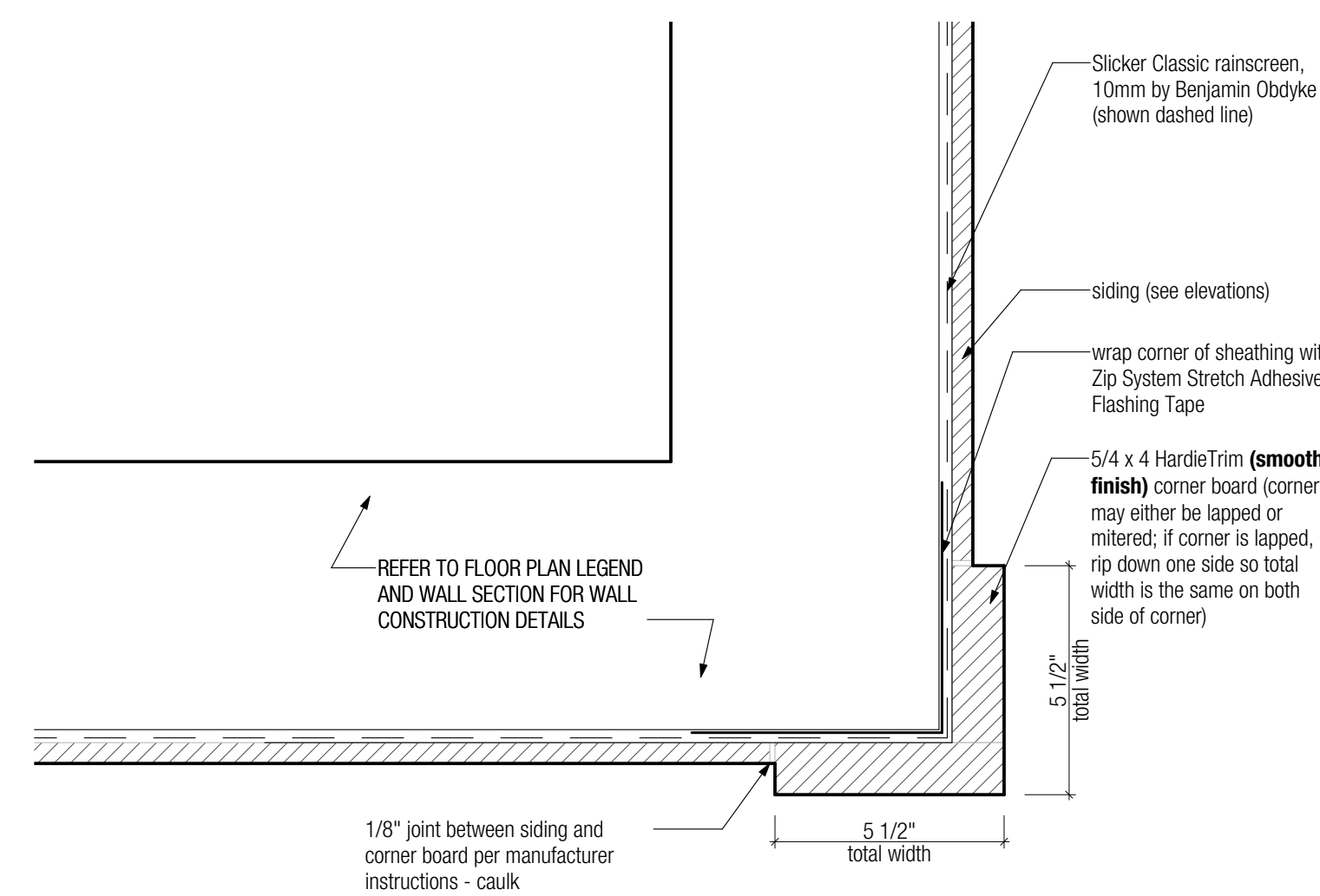
**m01 bath window**



**i07 east elevation**



**a01 bath vanity**



**a07 corner board trim detail**

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## 25002

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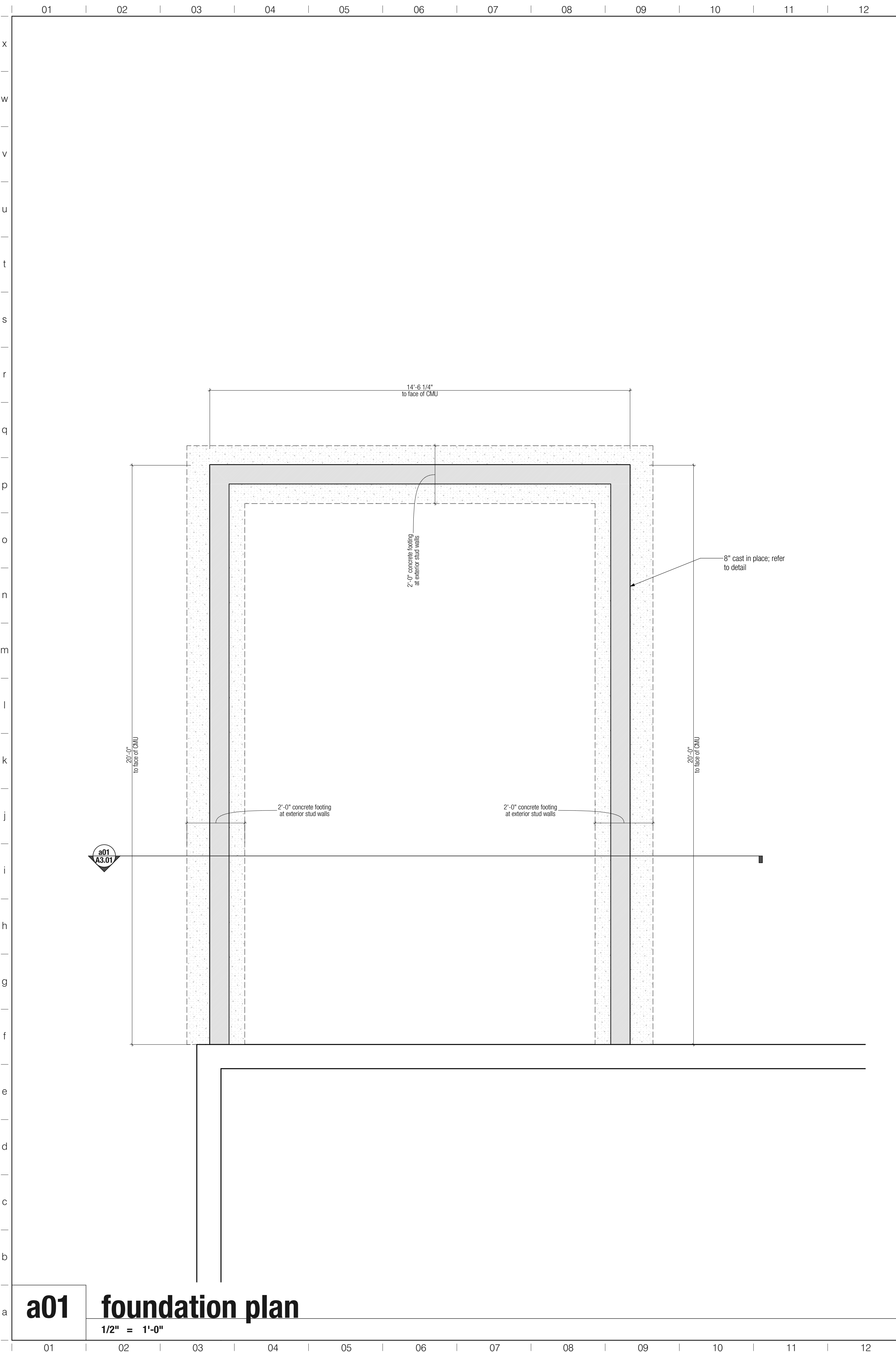
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Construction Documents

**revisions:**

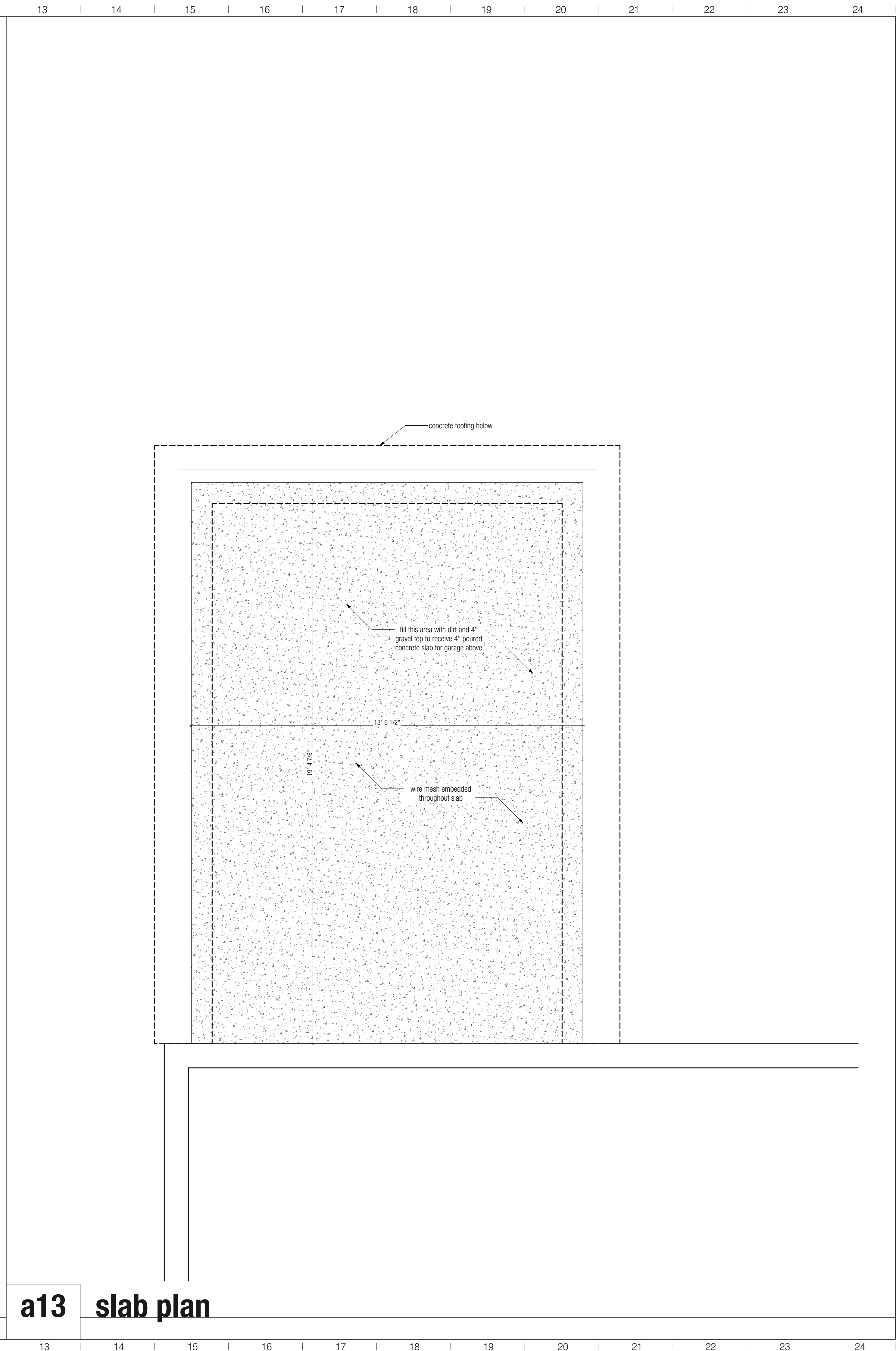
# A1.02

foundation plan, framing plan



**a01 foundation plan**

1/2" = 1'-0"



**a13 slab plan**

**Zavisca  
Residence**  
Addition

Edgewood  
neighborhood

Knoxville, Tennessee

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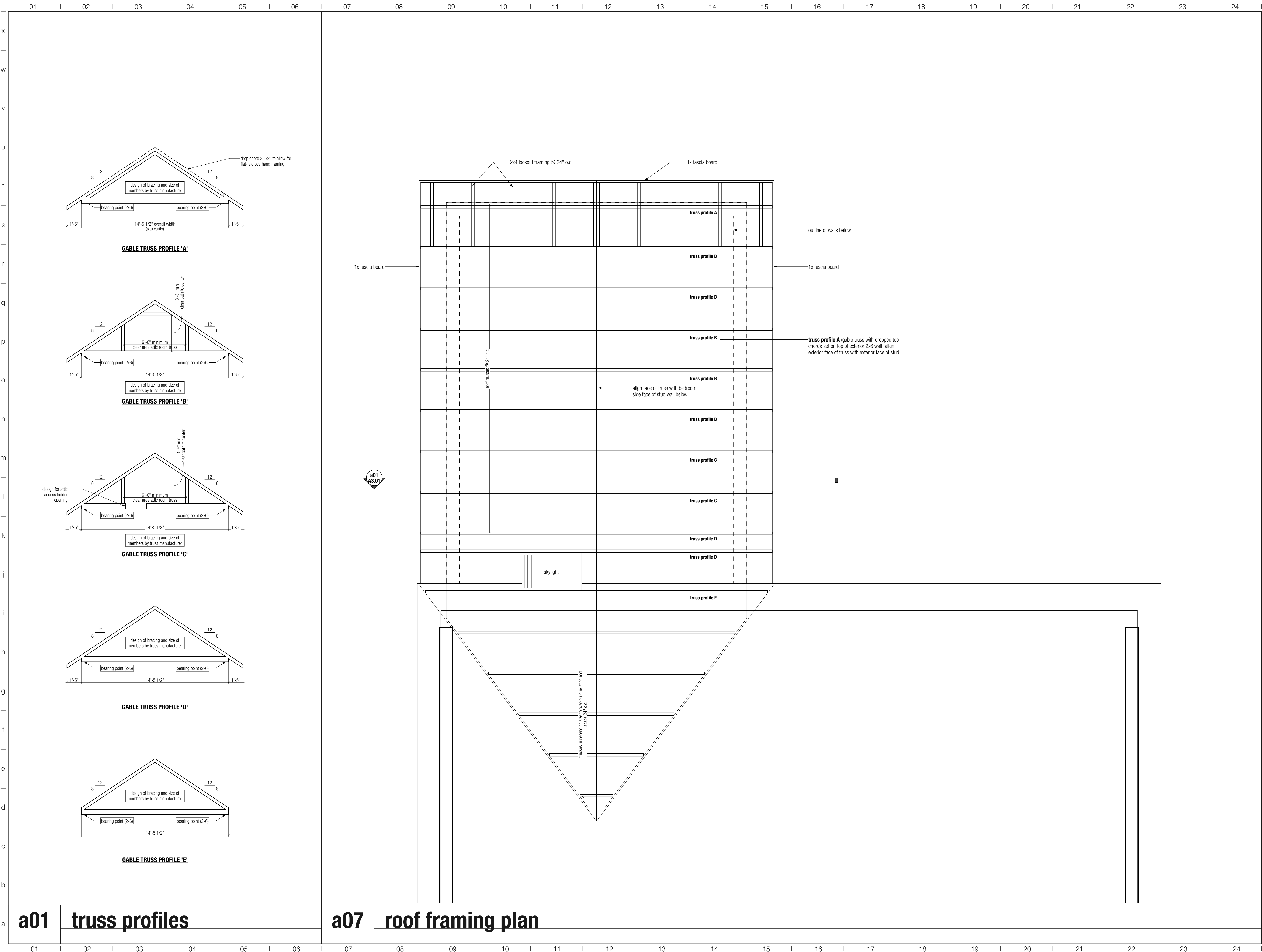
Construction Documents

**revisions:**

NO.	DATE	DESCRIPTION

**A1.03**

roof plan, roof framing plan



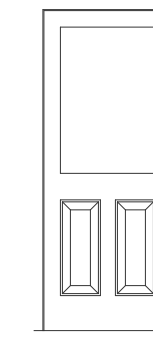
**a01 truss profiles**

**a07 roof framing plan**

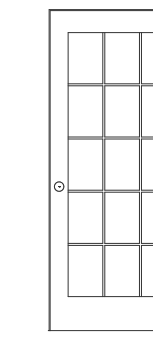
DOOR NUMBER	ROOM	DOOR TYPE	DESCRIPTION / BASIS OF DESIGN	FRAME WIDTH	FRAME HEIGHT	TRANSOM	LEAVES	PANEL INSET	HARDWARE SET	NOTE(S)
101A	Vestibule	EXT-2	Marvin Elevate inswing french door (fiberglass exterior, wood interior)	3'-0"	6'-8"	n/a	1	full glass	keyed entrance	
101B	Vestibule		partial glass door	2'-8"	6'-8"	n/a	1	none	passage	
102A	Laundry	INT-3	cased opening	2'-8"	6'-8"	n/a	1	none	passage	
103A	Bathroom	INT-2	pocket door	2'-6"	6'-8"	n/a	1	none	passage	
104A	Bedroom	EXT-3	Marvin Elevate inswing french door (fiberglass exterior, wood interior)	3'-0"	6'-8"	n/a	1	full glass	keyed entrance	
104B	Bedroom	INT-1	pocket door	2'-8"	6'-8"	n/a	1	none	passage	

**NOTES**

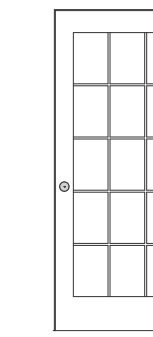
- The door shall be equipped with concealed hinges, which are not visible when the door is closed and shall allow the door to open and close smoothly without any interference from the installed stats.
- Flush mount door with concealed hinges. Door face to be veneer plywood to match the adjacent millwork shelving wall.



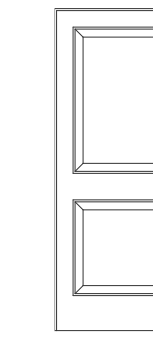
EXT-1



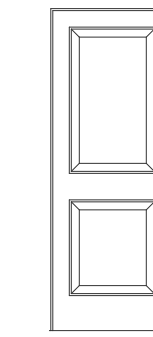
EXT-2



EXT-3



INT-1



INT-2

**j15 door schedule**

PLAN DESIGNATION	B	B
WINDOW MANUFACTURER	Marvin Elevate Collection	Marvin Elevate Collection
INTERIOR COLOR/FINISH	primed wood	primed wood
EXTERIOR COLOR/FINISH	fiberglass clad	fiberglass clad
HARDWARE FINISH	fiberglass	fiberglass
WINDOW TYPE	casement	double hung
FRAME WIDTH	2'-0"	6'-2 1/4"
FRAME HEIGHT	3'-3"	5'-6 1/4"
HEAD HEIGHT (from finish floor)	6'-9 1/2"	6'-9 1/2"
DRAWING		
GLAZING TYPE		
SCREEN	yes	yes
NOTES AND INSTRUCTIONS	grille to be simulated divided light with spacer bar (SDL)	grille to be simulated divided light with spacer bar (SDL)
QUANTITY USED IN PROJECT	1	1
EGRESS	no egress	no egress

**a15 window types**

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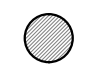


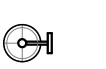
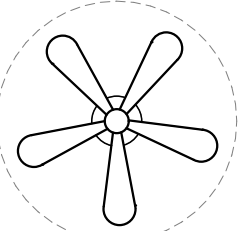
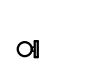

**A1.04**

schedules



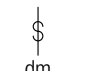





01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

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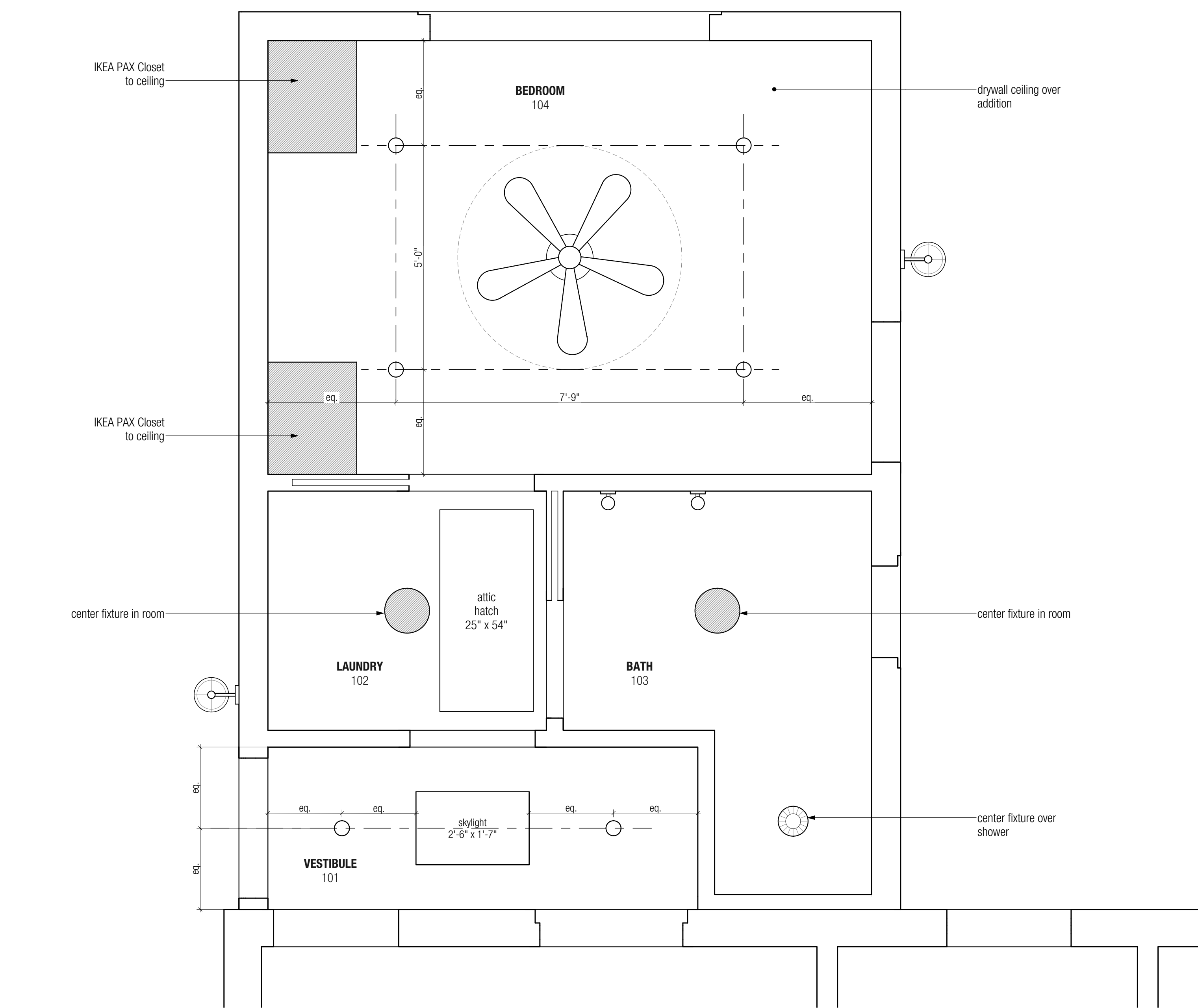
	<b>semi-flush mounted fixture</b> [to be selected by architect/owner]		<b>exhaust fan &amp; LED light combination fixture</b> [Broan, model 744LED, or similar, 50 CFM minimum, to be wet-rated at showers]
	<b>4" diameter LED recessed can light</b> Lithonia Lighting, model #LK4BMW LED M4 available from Home Depot		<b>large wall sconce</b> [to be selected by architect/owner]
	<b>ceiling fan without light (60" max blade span)</b> [to be selected by architect/owner]		<b>wall-mounted single light sconce</b> [to be selected by architect/owner]
			
		<b>centerline of light fixtures and architectural elements</b> [often used to show alignment between adjacent fixtures]	

**r01 rcp legend**

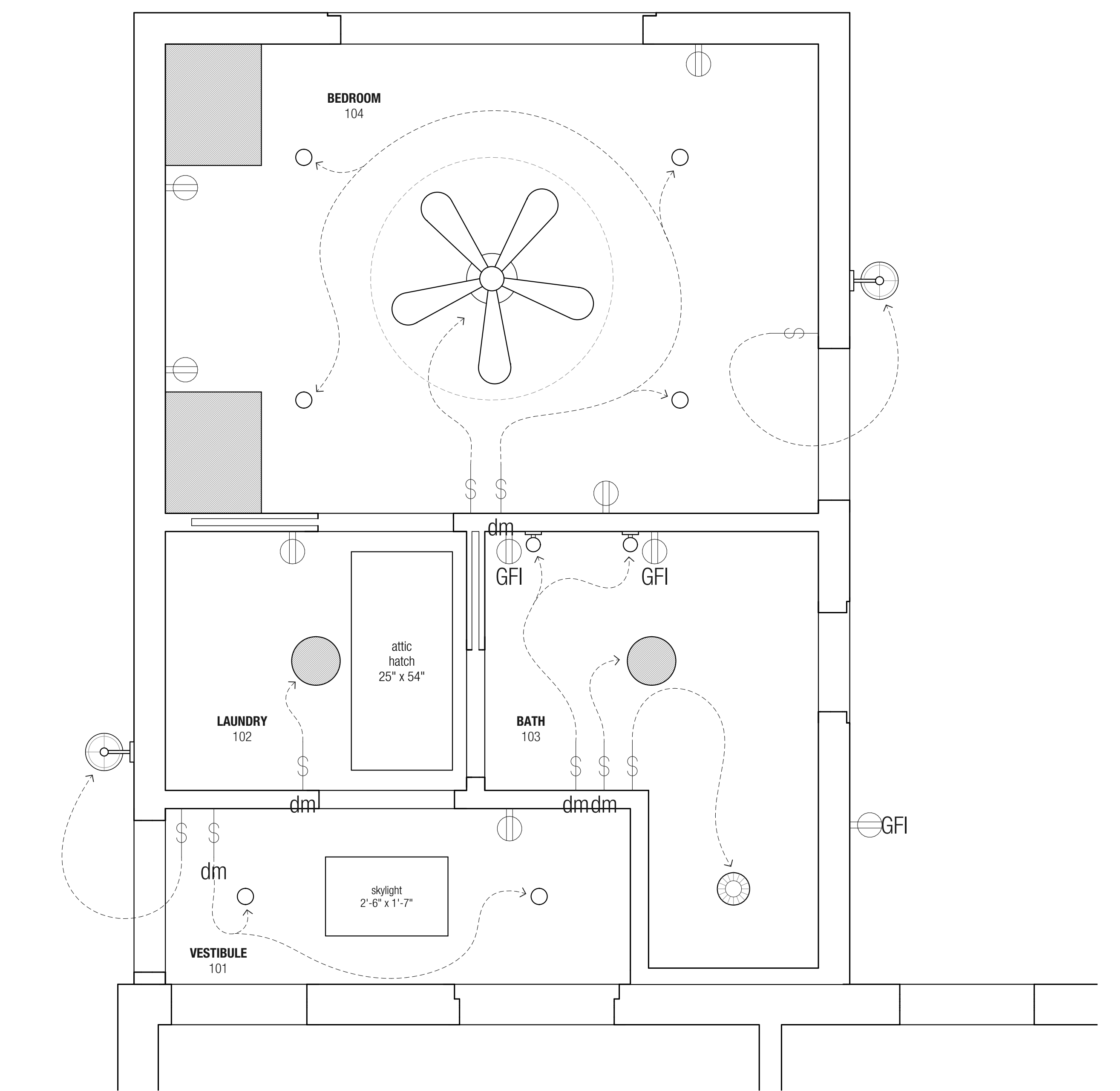
	<b>single switch</b>
	<b>double switch</b>
	<b>dimmer switch</b>
	<b>switch leg</b>
	<b>duplex outlet</b>
	<b>duplex outlet w/ usb ports</b>
	<b>duplex outlet w/ ground fault circuit interrupter</b>
	<b>waterproof duplex outlet</b>

- NOTES:**
- 1 Only select outlet & switch locations are noted on this plan - electrical contractor is responsible for code compliance, circuit design, and layout.
  - 2 Provide dimmer switches where indicated.
  - 3 Install interconnected, hardwired smoke and carbon monoxide alarms throughout the residence per current code requirements.
  - 4 All switch and outlet covers to be of premium quality and style to coordinate with adjacent colors and finishes. Switch and outlet covers to be approved by owner/architect prior to installation.
  - 5 Locations of existing outlets and switches may not be shown on electrical plan. Where possible, coordinate location of new outlets and switches with old.

**r14 electrical legend**



**a01 main floor - reflected ceiling plan**  
1:20.23



**a14 main floor - switching plan**  
1:20.23

CLIENT REVIEW SET  
**NOT FOR  
CONSTRUCTION**

**client:**  
Ellen Zavisca  
3118 Fairview Street  
Knoxville, TN 37917

**architect:**  
  
800 Luttrell Street  
Knoxville, Tennessee 37917  
www.opendoorarchitecture.com

**project contact:**  
Sara Martin : 865.603.4756  
Sean Martin : 865.386.8909

**25002**

**date:** \_\_\_\_\_

**drawing purpose:**  
Construction Documents

**revisions:**

**A1.05**  
reflected ceiling plans and notes

01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

# Zavisca Residence

Addition

Edgewood neighborhood

Knoxville, Tennessee

CLIENT REVIEW SET

**NOT FOR CONSTRUCTION**

**client:**

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Knoxville, TN 37917

**architect:**



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Knoxville, Tennessee 37917  
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**project contact:**

Sara Martin : 865.603.4756  
Sean Martin : 865.386.8909

**25002**

**date:**

**drawing purpose:**

Construction Documents

**revisions:**

**A3.01**

building sections

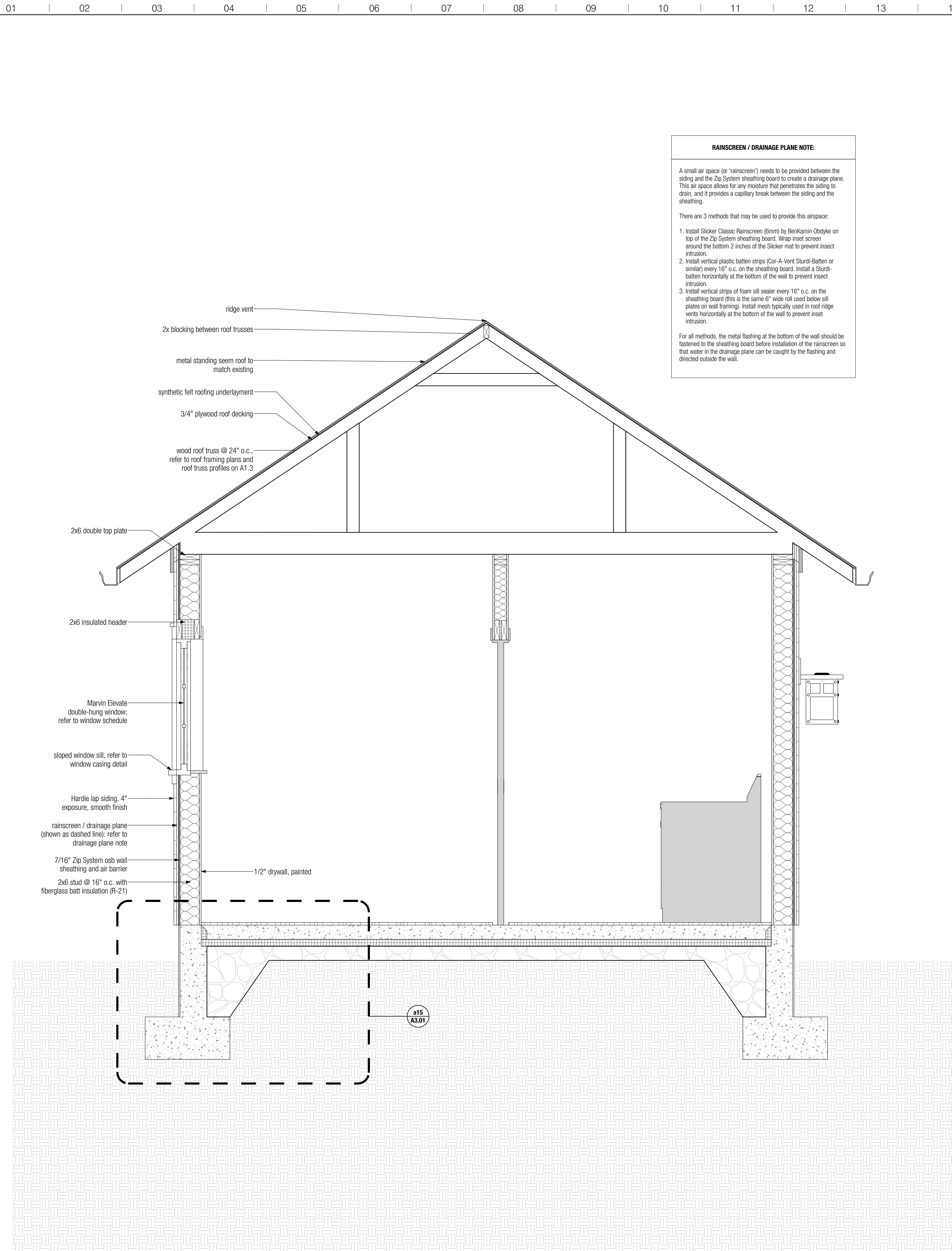
**RAINSCREEN / DRAINAGE PLANE NOTE:**

A small air space (or "rainscreen") needs to be provided between the siding and the Zip System sheathing board to create a drainage plane. This air space allows for any moisture that penetrates the siding to drain, and it provides a capillary break between the siding and the sheathing.

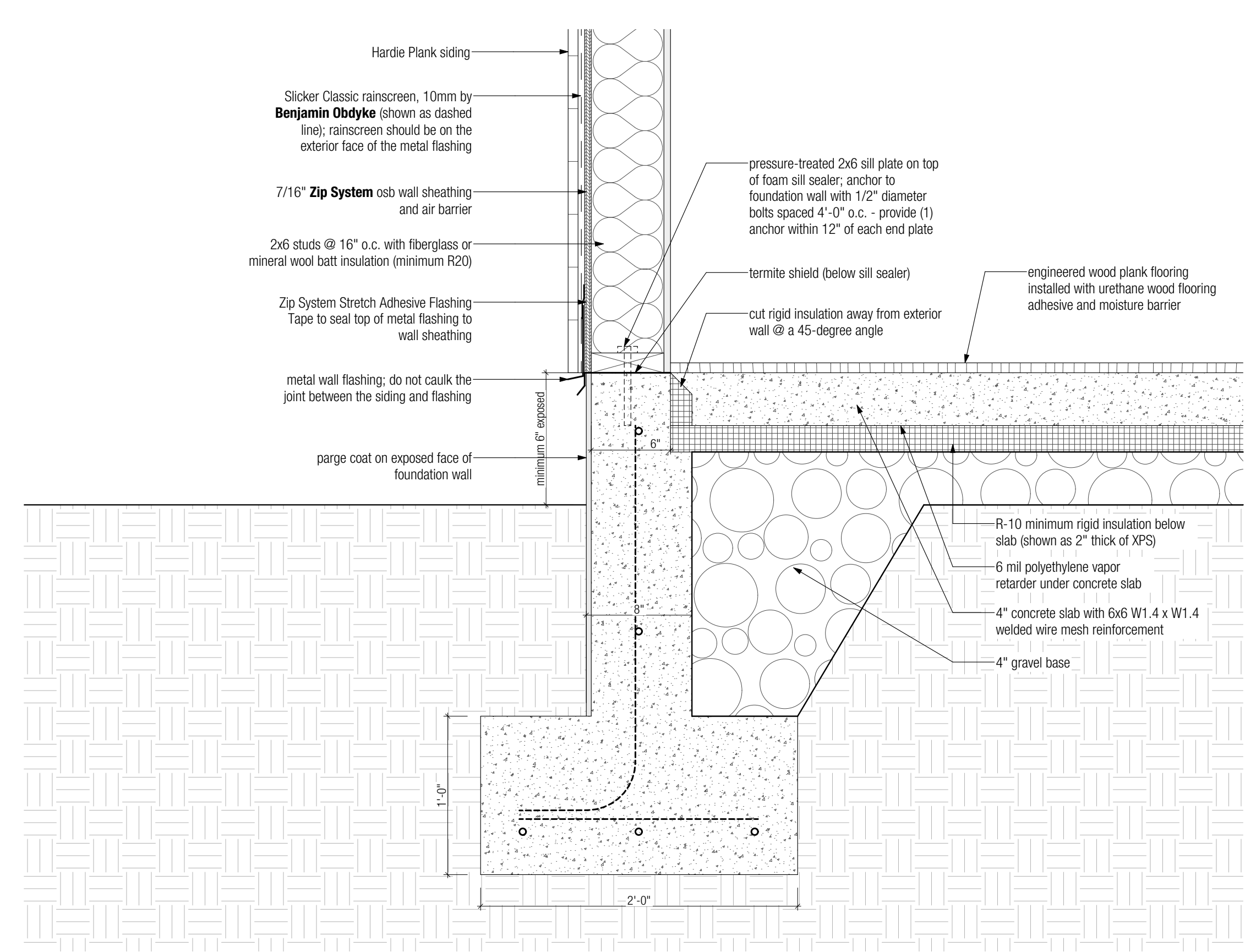
There are 3 methods that may be used to provide this airspace:

1. Install Slicker Classic Rainscreen (8mm) by Benjamin Obdyke on top of the Zip System sheathing board. Wrap frost screen around the bottom 2 inches of the Slicker mat to prevent insect intrusion.
2. Install vertical plastic batten strips (Cor-A-Vent Sturdy-Batten or similar) every 16" o.c. on the sheathing board. Install a Sturdy-batten horizontally at the bottom of the wall to prevent insect intrusion.
3. Install vertical strips of foam sill sealer every 16" o.c. on the sheathing board (this is the same 6" wide roll used below sill plates on wall framing). Install mesh typically used in roof ridge vents horizontally at the bottom of the wall to prevent insect intrusion.

For all methods, the metal flashing at the bottom of the wall should be fastened to the sheathing board before installation of the rainscreen so that water in the drainage plane can be caught by the flashing and directed outside the wall.



**a01 Wall Section**



**a15 footing detail**