

File Number: 5-A-25-IH

Meeting: 5/21/2025
Applicant: Angel Torres 865-Capital LLC
Owner: Angel Torres 865-Capital LLC
District: Lonsdale Infill Housing Overlay District

Property Information

Location: 1208 Ohio Ave. **Parcel ID:** 81 I C 027
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description:
New primary structure.

Description of Work

Level III New Primary Structure

New primary structure fronting Ohio Avenue. One story residence will feature an exterior of vinyl board-and-batten siding, a front-gable roof clad in asphalt shingles (8/12 pitch) with eave overhangs, and a block foundation clad in “surewall” stucco. The house will be 53’ deep by 30’ wide, and the proposed front set back is not indicated on the site plan. It features a half-length, 6’ deep front porch with a partial-width, hipped roof supported by two 12” square columns. Parking is a large gravel driveway (dimensions unspecified) accessed from Ohio Avenue.

The façade (east) features three bays, with a projecting front-gable massing with paired windows in the left bay, a paneled half-lite door in the center bay, and paired windows in the right bay. The façade and its foundation are clad in brick veneer, with board-and-batten siding in the primary gable field. The right elevation features a pair of windows, and the left elevation features three windows and one transom window. The rear elevation features a secondary entrance and a front-gable flush with the main massing that is recessed under the primary roofline and is devoid of windows. All windows except the transom window are 4/1 and double-hung, with trim on all windows and doors.

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

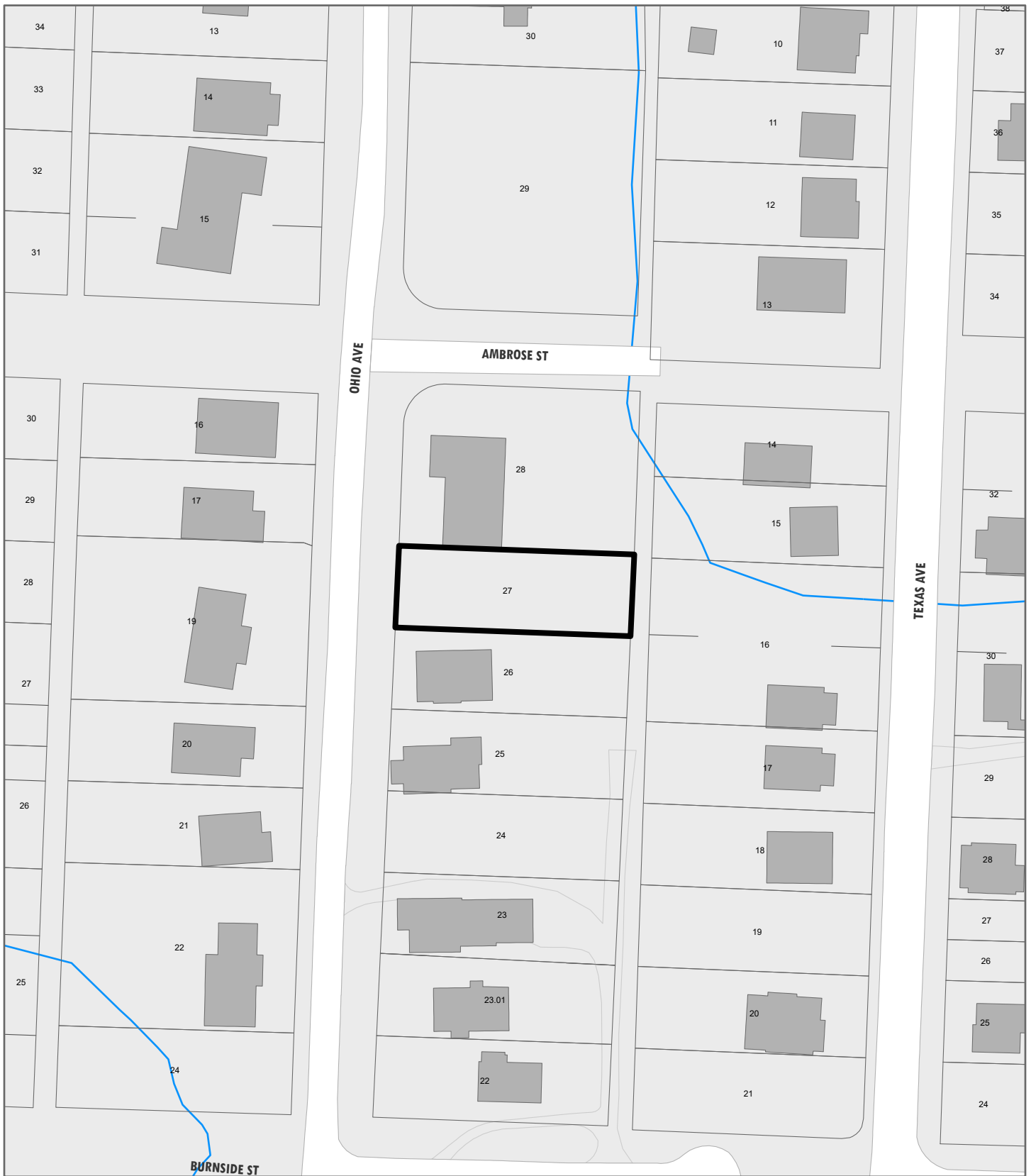
Comments

1. The proposed front setback is not specified on the site plan, but it appears to be approximately 40.' The average front setback of the block is 20', with the adjacent houses at 13' and 17.' The house should be moved closer to the front property line to align with the blockface, with final measurements to be approved by staff. The final site plan should include a walkway from the front porch to the sidewalk.
2. The block to receive new construction is characterized by shotguns, Minimal Traditionals, and infill construction. The 53' deep by 30' wide house is proportionate to the other houses on the block and the lot.
3. Parking is a gravel pad in front of the house and is accessed via Ohio Avenue. Guidelines recommend that on lots without alleys that parking be limited to one lane that extends at least 20' behind the front façade of the house. Parking should be revised to meet the design guidelines and avoid the front yard. The final site plan should meet City Engineering standards.
4. The three-bay, one-story façade is similar in height and scale to the context.
5. The design includes a half-length, 6' deep front porch recessed under a partial-hipped roof and supported by two 12" square columns. The porch depth should be revised to 8' to meet design guidelines.
6. Guidelines recommend window and door styles be similar to historic houses on the block with a similar ratio of solid to void. The 4/1 double-hung windows and half-lite paneled doors with trim match the context. One window should be added to the rear elevation to avoid large swaths of blank siding.
7. The 8/12 pitch roof matches the neighborhood context, and the design benefits from the overhanging eaves and rake mold trim.
8. The asphalt shingles and block foundation clad in "surewall" stucco meet the design guidelines. The brick veneer on the façade meets the design guidelines, though Infill Housing reviews typically encourage one primary type of siding on all elevations. Guidelines discourage the use of vertical siding, and board-and-batten siding may only be used as an accent instead of the primary siding material. The house should be clad in brick veneer on the whole house, as a detail element, or the house should feature consistent lap siding on all elevations; the primary siding material should be revised to a clapboard style lap siding with an overlap.
9. The final site plan should be revised to include a native or naturalized shade tree in the front and rear yards. Guidelines state that "Healthy trees that are outside the building footprint should be preserved." The remaining trees in

the front and rear yards should be retained and indicated on the site plan, unless revisions to the parking location make removal necessary, in which case new trees will need to be planted.

Recommendation

Staff recommends approval of Certificate 5-A-25-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards and include a walkway from the front porch to the street; 2) parking location to be revised to avoid the front yard; 3) front setback to be revised to align with the block, with final measurements provided to staff on final site plan; 4) the porch depth to be revised to 8'; 5) one additional window be added to the rear elevation; 6) primary siding material to be consistent on all elevations, with board-and-batten revised to clapboard style lap siding with an overlap; 7) the final site plan to include a native or naturalized shade tree in the front and rear yards, and the remaining trees on the site should be retained if at all possible.



**DESIGN
REVIEW
BOARD**

5-A-25-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS




1208 Ohio Ave.
Lonsdale Infill Housing Overlay District

Original Print Date: 5/7/2025


Revised:

Knoxville - Knox County Planning - Design Review Board

Petitioner: Angel Torres 865-Capital LLC



N



0 160

Feet



DESIGN REVIEW REQUEST

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

Angel Torres

Applicant

4/21/2025

May 21, 2025

5-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

Charles Rusty Culbertson

Industrial Facility Services LLC

Name

Company

913 Valley Glen Blvd

Knoxville

TN

37922

Address

City

State

Zip

8653865242

ifservices.info@yahoo.com

Phone

Email

CURRENT PROPERTY INFO

865-Capital LLC

1708 Somersby Lane

8655912699

Owner Name (if different from applicant)

Owner Address

Owner Phone

1208 Ohio Ave

081IC027

Property Address

Parcel ID

Rosedale ADD

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Lanois

Staff Signature

Please Print

Date

MH

Applicant Signature

Angel Torres

Please Print

4-21-25

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: New Construction of single family dwelling.

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

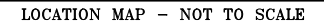
FEE 1:

FEE 2:

FEE 3:

TOTAL:

Pd. 04/22/2025, SG



SURVEYOR'S NOTES

1. THE SURVEY SHOWN HEREON WAS PRODUCED USING GPS REAL TIME KINEMATIC (RTK) POSITIONAL DATA OBSERVED ON JANUARY 23, 2025, UTILIZING A TRIMBLE R-12 DUAL FREQUENCY RECEIVER. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED ±0.07 FEET HORIZONTAL AND ±0.028 FEET VERTICAL.
2. FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS:
TMD DISTRICT 15 CORPS ARP, LOT: D9J540, LAT.: N36°00'08".26027", LON.: W83°34'13.97247"
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD 83), CORS EPOCH 2020.0, TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, TENNESSEE GEODESIC REFERENCE NETWORK (TGORN) AND ARE FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VERTICAL REFERENCE SYSTEM (VRS).
4. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVOD88) GEOID 18.
5. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL. GRID DISTANCES MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.0000000000000000.
6. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN FIVE FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDETERMINED UTILITY LOCATIONS ARE INDICATED BY AN "X" MARK. THESE UTILITIES MAY OR MAY NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITY SHOWN, WHICH MAY NOT BE VISIBLE FROM THE SURFACE.
7. THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY OR DEED INFORMATION PROVIDED BY THE CLIENT.
8. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS SURVEYOR, SURVEYS BY OTHER SURVEYORS, AND INFORMATION FURNISHED BY THE CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS SURVEYOR.
9. THE SURVEY SHOWN HEREON MAY BE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, REGULATIONS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF THE SURVEY.
10. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD, PER THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 47050A01, EFFECTIVE DATE AUGUST 5, 2013.
11. SUBJECT PROPERTY IS CURRENTLY ZONED "TN-2", BUILDING SETBACKS ARE FRONT 20', OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS; IN NO CASE LESS THAN 10'. SIDE 5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COMBINED, AND REAR 25', PER CITY OF KNOXVILLE ZONING OFFICE.
12. THE CONTRACTOR AND/OR HOMEOWNER IS RESPONSIBLE FOR VERIFYING FLOOR ELEVATIONS AND HOME LOCATION, AS SHOWN HEREON. ANY DISCREPANCY MUST BE REPORTED BEFORE CONSTRUCTION BEGINS. THE SURVEYOR ASSUMES NO RESPONSIBILITY AFTER CONSTRUCTION BEGINS.
13. SOURCE OF CONTOUR OVERLAY SHOWN HEREON IS DERIVED FROM "TN GIS" WEBSITE FROM LOIAR DATA COLLECTED IN 2016

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS IS A CATEGORY IV RTK GPS SURVEY WHICH MEETS ALL THE TECHNICAL REQUIREMENTS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH ALL CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

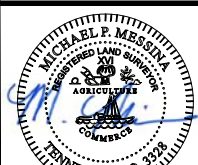
I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

3/21/2025
DATE OF SIGNATURE

MICHAEL P. MESSINA JR. TN. #3328

LEGEND

- (A) = "IRF" IRON ROD FOUND
 (B) = "IRS" IRON ROD & CAP SET
 (C) = "MSS" MAG SPIKE SET
- = BOUNDARY/PROPERTY LINE
 — — — — — = ADJOINING PROPERTY LINE.
 LINE NOT SURVEYED. LINE MAPPED FROM DEEDS
 OR PLATS UNLESS NOTED
 — — — — — = RIGHT OF WAY LINE.
 LINE NOT SURVEYED. LINE MAPPED FROM DEEDS
 OR PLATS UNLESS NOTED
 - - - - - = SETBACK LINE



TrueLine Land Surveying, LLC
P.O. Box 32242
Knoxville, TN 37930

(865) 607-0131
Info@trueinels.com
WWW.TRUEINELS.COM

REFERENCES: DEED INST. 20241180027175
CABINET B SLIDE 236B

PARCEL ID: 0811 C 027.00

JOB NO: 202517748

DRAFTED BY: L. STEWART

DATE: 01/23/2025

SCALE: 1" = 20'

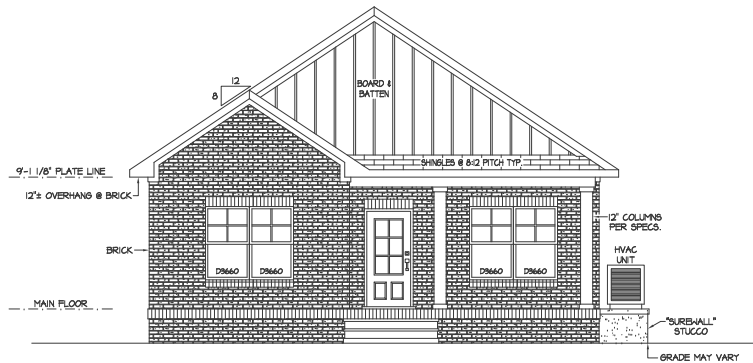
SITE PLAN SURVEY OF:
ROSEDALE ADDITION, BLOCK 16 - LOT 241

SHOWING A SURVEY REQUESTED BY SUSAN JOHNSTON/JAVIER LOPEZ

REVISIONS:

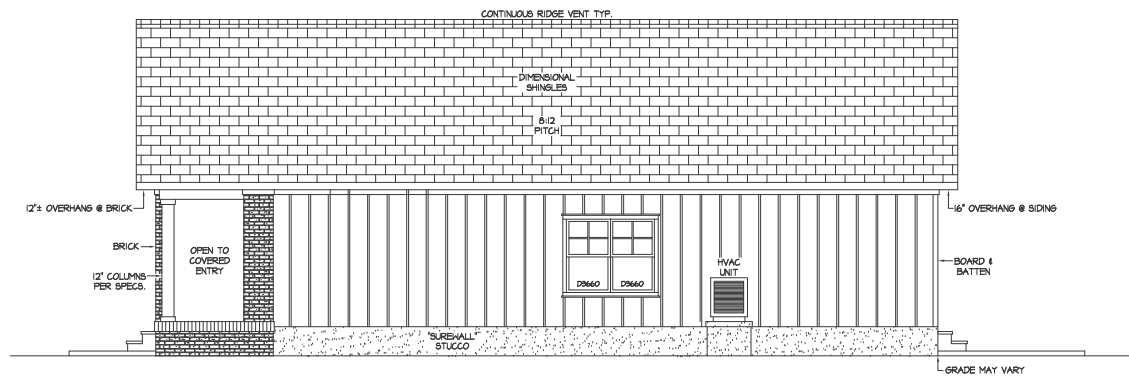
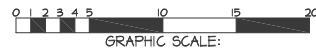
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SHEET 1 OF 1



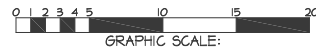
FRONT ELEVATION

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



RIGHT ELEVATION

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



NOTES:

1. ALL DIMENSIONS ARE TO ROUGH FRAMING.
2. DIMENSIONS TAKE PREFERENCE OVER SCALE.
3. OWNER, CONTRACTOR AND SUPPLIERS TO REVIEW ALL DIMENSIONS, NOTES, DETAILS, AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. SEE NOTE FOR WINDOW TYPE AND SIZE.
5. HVAC DESIGN AND EQUIPMENT LOCATION TO BE DETERMINED BY MECHANICAL CONTRACTOR.
6. PLUMBING DESIGN TO BE DETERMINED BY PLUMBING CONTRACTOR BASED ON FIXTURE LOCATIONS SHOWN.
7. CONSULT REGISTERED ENGINEER OR ARCHITECT FOR STRUCTURAL AND BUILDING CODE EVALUATION.
8. THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM OR FASHION WITHOUT WRITTEN PERMISSION.
9. NO REPRESENTATION OR WARRANTY IS EXPRESSED.

USE ENGINEERED HOOD FOR ALL LOAD BEARING HEADERS AND BEAMS LP "SolidStart LSL" OR EQUAL PER CODES

DIMENSIONS ARE TO OUTSIDE OF WALL FRAMING. LEDGES/VENEERS ARE OUTSIDE OF DIMENSIONS.

WINDOW SIZES ARE INCHES (WIDTH x HEIGHT)
D=DOUBLE HUNG - F=FIXED - T=TRANSOM
TOPS OF WINDOWS:
MAIN FLOOR @ 7'-0" A.F.F. (UNLESS NOTED)
DOOR SIZES ARE FEET-INCHES
ALL DOORS ARE 6'-8" HT. (UNLESS NOTED)
MAIN FL. CEILINGS ARE @ 9'-1 1/8" (UNLESS NOTED)

MASTER DRAFTERS DESIGN SERVICE IS NOT LICENSED TO PRACTICE ENGINEERING OR ARCHITECTURE. STRUCTURAL ELEMENTS SHOWN IN THESE PLANS ARE SUGGESTIONS ONLY. CONTRACTOR MAY MAKE ADJUSTMENTS AS DEEMED NECESSARY BASED UPON: EXPERIENCE, JUDGMENT, SITE CONDITIONS, BUILDING CODE ALLOWANCES OR REQUIREMENTS, OR ENGINEER'S SPECIFICATIONS AS REQUIRED.

**1208 Ohio Street
Knoxville, Tennessee**

TOTAL FINISHED AREA: 1488 SQ. FT.
MAIN FLOOR: 1488 SQ. FT.
COVERED ENTRY: 102 SQ. FT.
OPEN PATIO: 160 SQ. FT.

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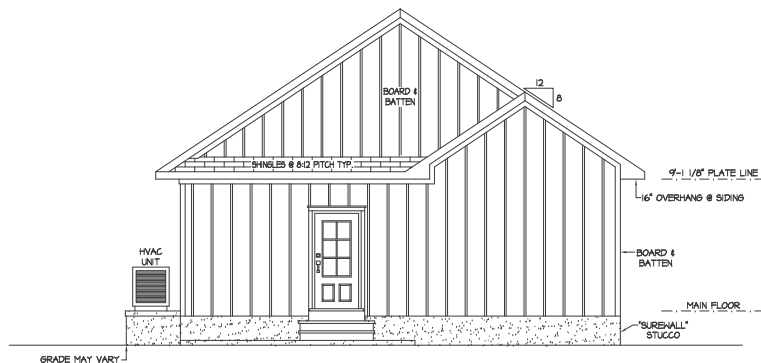


MASTER DRAFTERS
RESIDENTIAL DESIGN SERVICE
BARRY McNabb 4250 Bowdler School Road
(865) 680-0242 Lenoir City, Tennessee 37771

ELEVATIONS

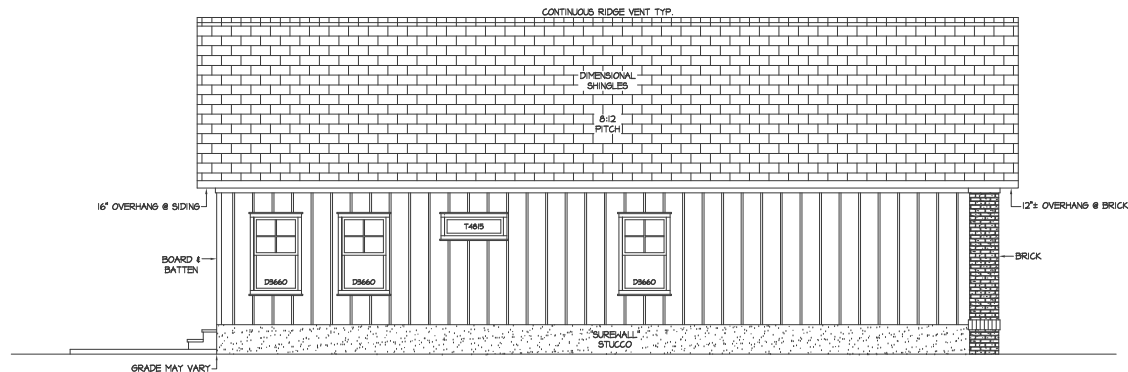
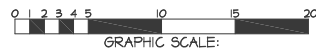
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B. McNabb
DATE
2-20-2025
SCALE
AS NOTED
PROJECT
1208 OHIO
SHEET

1



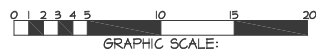
REAR ELEVATION

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



LEFT ELEVATION

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



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MASTER DRAFTERS
RESIDENTIAL DESIGN SERVICE
BARRY McNabb 4250 Bowdler School Road
(865) 680-0242 Lenoir City, Tennessee 37771

ELEVATIONS

DRAWN BY
B. McNabb
DATE
2-20-2025
SCALE
AS NOTED
PROJECT
1208 OHIO
SHEET

2



MASTER DRAFTERS
RESIDENTIAL DESIGN SERVICE
BARRY McNabb 4250 Browder School Road
(865) 680-0242 Lenoir City, Tennessee 37771

MAIN FLOOR + FOUNDATION

DRAWN BY
B. McNabb
DATE
2-20-2025
SCALE
AS NOTED
PROJECT
1208 OHIO
SHEET
3

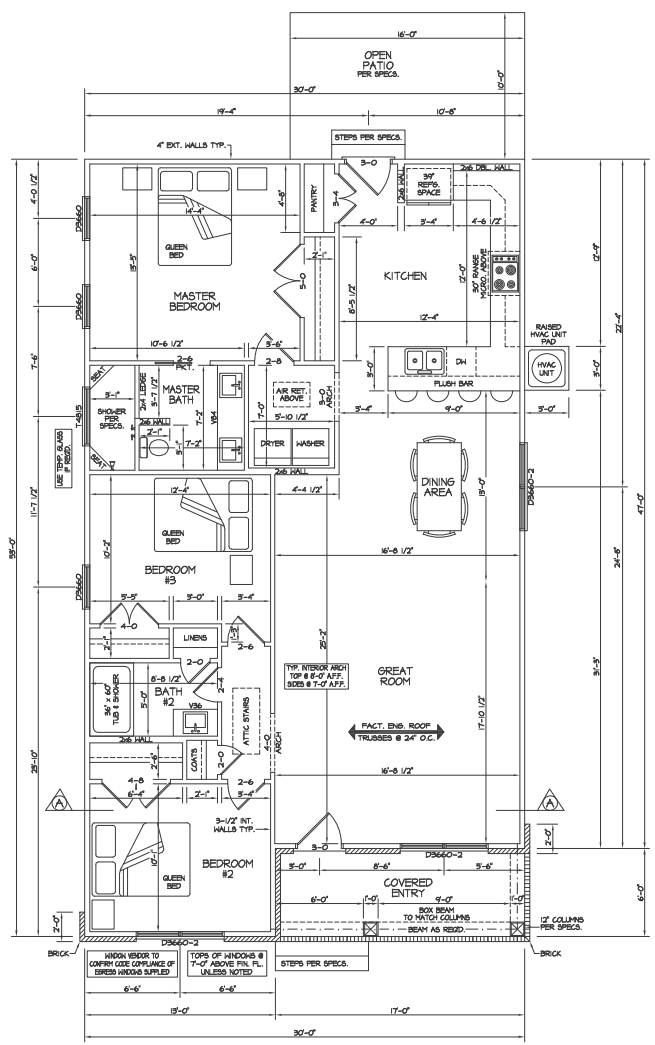
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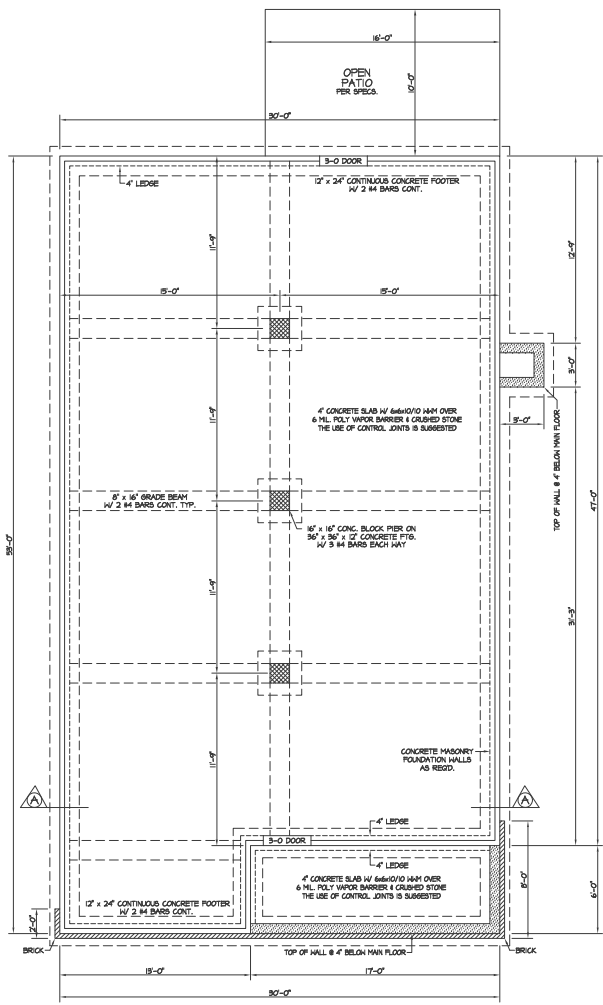
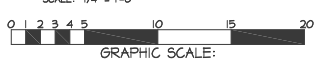
USE ENGINEERED HOOD FOR ALL
LOAD BEARING HEADERS AND BEAMS
LP "SolidStart LSL" OR EQUAL PER CODES

DIMENSIONS ARE TO OUTSIDE OF WALL FRAMING.
LEDGES/VENEERS ARE OUTSIDE OF DIMENSIONS.

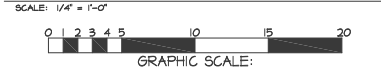
WINDOW SIZES ARE INCHES (WIDTH x HEIGHT)
D=DOUBLE HUNG - F=FIXED - T=TRANSOM
TOPS OF WINDOWS:
MAIN FLOOR @ 7'-0" A.F.F. (UNLESS NOTED)
DOOR SIZES ARE FEET-INCHES
ALL DOORS ARE 6'-8" HT. (UNLESS NOTED)
MAIN FL. CEILINGS ARE @ 9'-1 1/8" (UNLESS NOTED)



MAIN FLOOR



FOUNDATION PLAN



MASTER DRAFTERS DESIGN SERVICE IS NOT LICENSED
TO PRACTICE ENGINEERING OR ARCHITECTURE.
STRUCTURAL ELEMENTS SHOWN IN THESE PLANS ARE
SUGGESTIONS ONLY. CONTRACTOR MAY MAKE
ADJUSTMENTS AS DEEMED NECESSARY BASED UPON:
EXPERIENCE, JUDGMENT, SITE CONDITIONS,
BUILDING CODE ALLOWANCES OR REQUIREMENTS,
OR ENGINEER'S SPECIFICATIONS AS REQUIRED.

1208 Ohio Street
Knoxville, Tennessee

TOTAL FINISHED AREA: 1488 SQ. FT.	
MAIN FLOOR:	1488 SQ. FT.
COVERED ENTRY:	102 SQ. FT.
OPEN PATIO:	160 SQ. FT.

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