

File Number: 11-D-25-IH

Meeting: 11/19/2025
Applicant: Eric Forrestall Bald Design Services
Owner: Osuma Homes LLC
District: Lonsdale Infill Housing Overlay District

Property Information

Location: 0 Ohio Ave. **Parcel ID:** 81 | C 029
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description:

Staff Recommendation

Staff recommends approval of Certificate 11-D-25-IH as submitted.

Description of Work

Level II Subdivision/Plat

New subdivision plat fronting Ohio Avenue and revisions to site plans approved in DRB files 6-C-25-IH and 9-H-25-IH.

Subdivision Plat.

The plat creates two lots from an existing 150' wide by 144' deep lot and part of the closed Ambrose Street right-of-way to the south of the existing lot (O-116-2025). The northern lot will be 79.5' wide by 144' deep, and the southern lot will be 96' wide by 144' deep. A 25' wide access easement is evenly split along the shared interior lot line.

Minor modifications to the site plan approved with 9-H-25-IH.

1. Driveway width was widened to 25', which resulted in removal of the proposed interior sidewalks on either side of the driveway. The buildings are now 29' apart, reduced from a 30' separation in previously approved plans.
 2. The sidewalks that connected the walkways at the front of the units have also been removed.
 3. The northern side setback of the north building has been increased from 5' to 7'-5".
 4. Front setbacks were reduced from 25'-1" to 24.9' as required by previous Certificates of Appropriateness.
-

Comments

1. Two four-unit townhouse buildings and a preliminary plat were approved for this lot in June 2025 (6-C-25-IH) and September 2025 (9-H-25-IH). The second building and revised site plan approved in September included the condition that "...any major deviations to the approved site plans and plat ... including the closure of the Ambrose Street right-of-way, to return to the Board for review." The right-of-way had been closed the day before the September meeting, but the applicant did not have a revised plat at that time.

2. The site plan modifications are minor and were made to adjust to the required 25' wide access easement required by the Subdivision Regulations. The site plan aligns with previous approvals and will continue the pattern of the streetscape.

3. Although the two new lots do not recreate a 50' lot width as recommended by the Guidelines, they are less wide than the existing 150' lot, and the townhouse units will continue the pattern of the streetscape, even if the units are not on individual lots. The plat reflects the plans approved by the Board, who evaluated whether the buildings were compatible with the surrounding development pattern.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

1. Front Yards

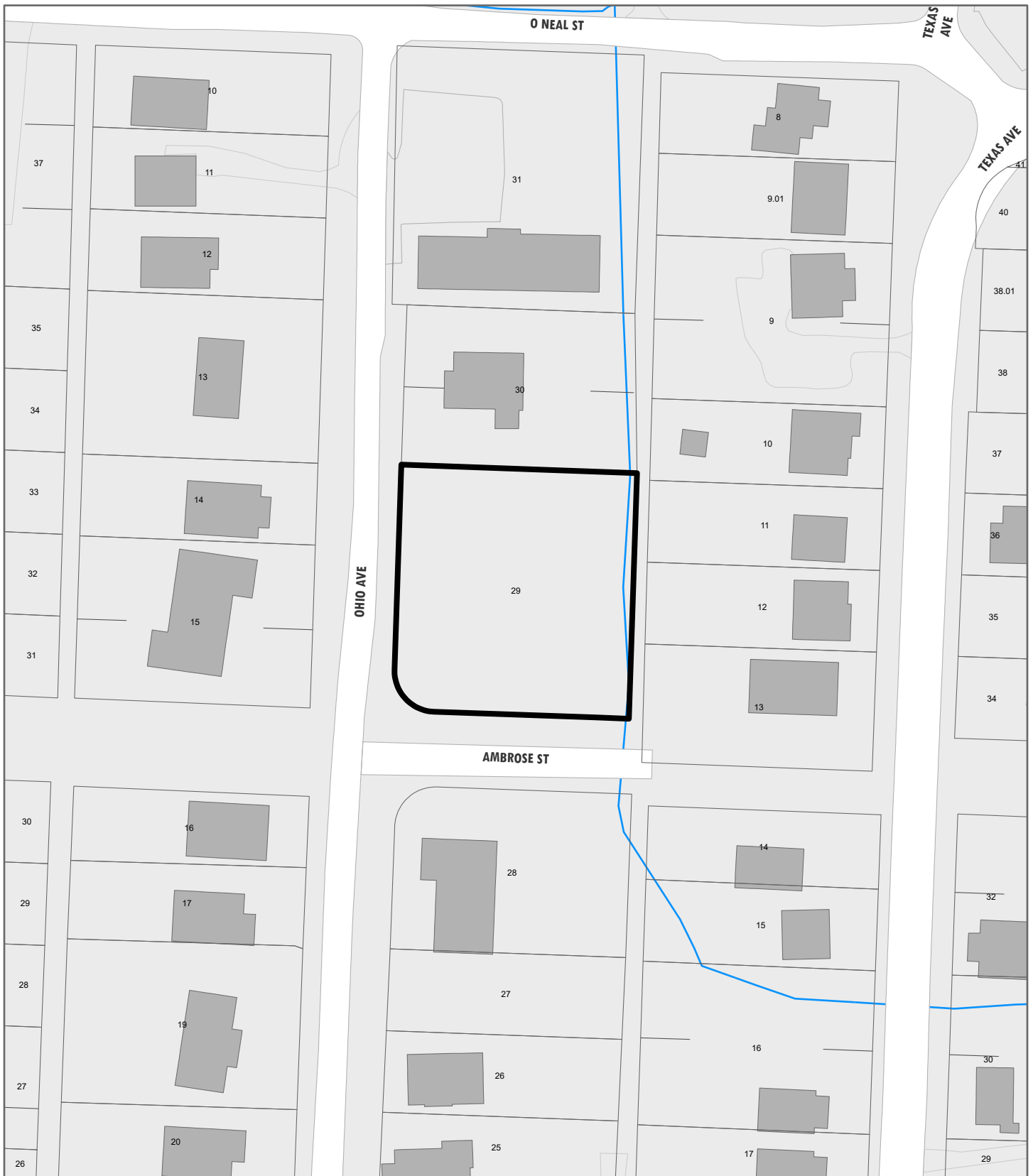
- Consistent front yard space should be created along the street with the setback of a new house matching the older houses on the block.
- A walkway should be provided from the sidewalk or street to the front door. Along grid streets, the walk should be perpendicular to the street.
- Healthy trees that 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.



11-D-25-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**DESIGN
REVIEW
BOARD**

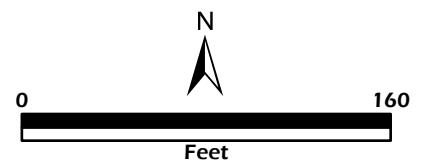


**0 Ohio Ave.
Lonsdale Infill Housing Overlay District**

Petitioner: Eric Forrestall Bald Design Services

Original Print Date: 11/7/2025
Knoxville - Knox County Planning - Design Review Board

Revised:





DESIGN REVIEW REQUEST

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

Eric Forrestall

Applicant

10.24.2025

11-19-2025

11-D-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

Eric Forrestall

Bald Design Services LLC

Name

Company

11519 Kingston Pike #174

Farragut

TN

37934

Address

City

State

Zip

865-240-7090

eric@balddesign.com

Phone

Email

CURRENT PROPERTY INFO

Osuma Homes LLC

8913 Town & Country Cir STE 1099, Knoxville, TN 37 615-596-5839

Owner Name (if different from applicant)

Owner Address

Owner Phone

081IC029

Property Address

Parcel ID

1136-1154 Ohio Ave, Knoxville, TN 37921

RN-2

Neighborhood

Zoning

AUTHORIZATION

Malynda Wollert

10/27/2025

Staff Signature

Please Print

Date

Eric Forrestall

10.24.2025

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: approval of the platt map with the right of way closure

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:		TOTAL:
	\$50	
FEE 2:		
		\$50.00
FEE 3:		
		Pd. 10/27/2025, SG

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

(I, We) the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I, am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

CHINEDU OPUTA OSUMA HOMES, LLC Date

OWNER CERTIFICATION OF PUBLIC SEWER AND WATER SERVICE-MINOR SUBDIVISIONS

(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

CHINEDU OPUTA OSUMA HOMES, LLC Date

CERTIFICATE OF NOTARY

State of TENNESSEE, County of KNOX On this _____ day of _____, 20__

Before me personally appeared _____

to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. Witness my hand and notarial seal, this day and year above.

Written _____ Notary

My Commission expires _____, 20__

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM-MINOR SUBDIVISIONS

This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider: _____ Authorized Signature for Utility: _____ Date: _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM-MINOR SUBDIVISIONS

This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider: _____ Authorized Signature for Utility: _____ Date: _____

ZONING

Zoning Shown on Official Map _____

Date _____

By _____

ADDRESSING DEPARTMENT CERTIFICATION

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville-Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

Signed: _____ Date: _____

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

The Knoxville Department of Engineering hereby approves this plat on this the _____ day of _____, 20__

Engineering Director _____

PLANNING STAFF APPROVAL FOR RECORDING- FINAL PLAT

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: _____ Date: _____

TAXES AND ASSESSMENTS

This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: Signed: _____ Date: _____

Knox County Trustee Signed: _____ Date: _____

CERTIFICATION OF NO RECORDED EASEMENTS

This is to certify that there are no known recorded drainage or utility easements on lot line(s) being eliminated on this subdivision plat.

Registered Land Surveyor: LEAH M. METCALF (SEE STAMP & SIGNATURE BELOW) Tennessee License No.: 3430 Date: _____

CERTIFICATION OF ACCURACY OF SURVEY

I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

REGISTERED LAND SURVEYOR: LEAH M. METCALF (SEE STAMP & SIGNATURE BELOW) TENNESSEE LICENSE No.: 3430 DATE: _____

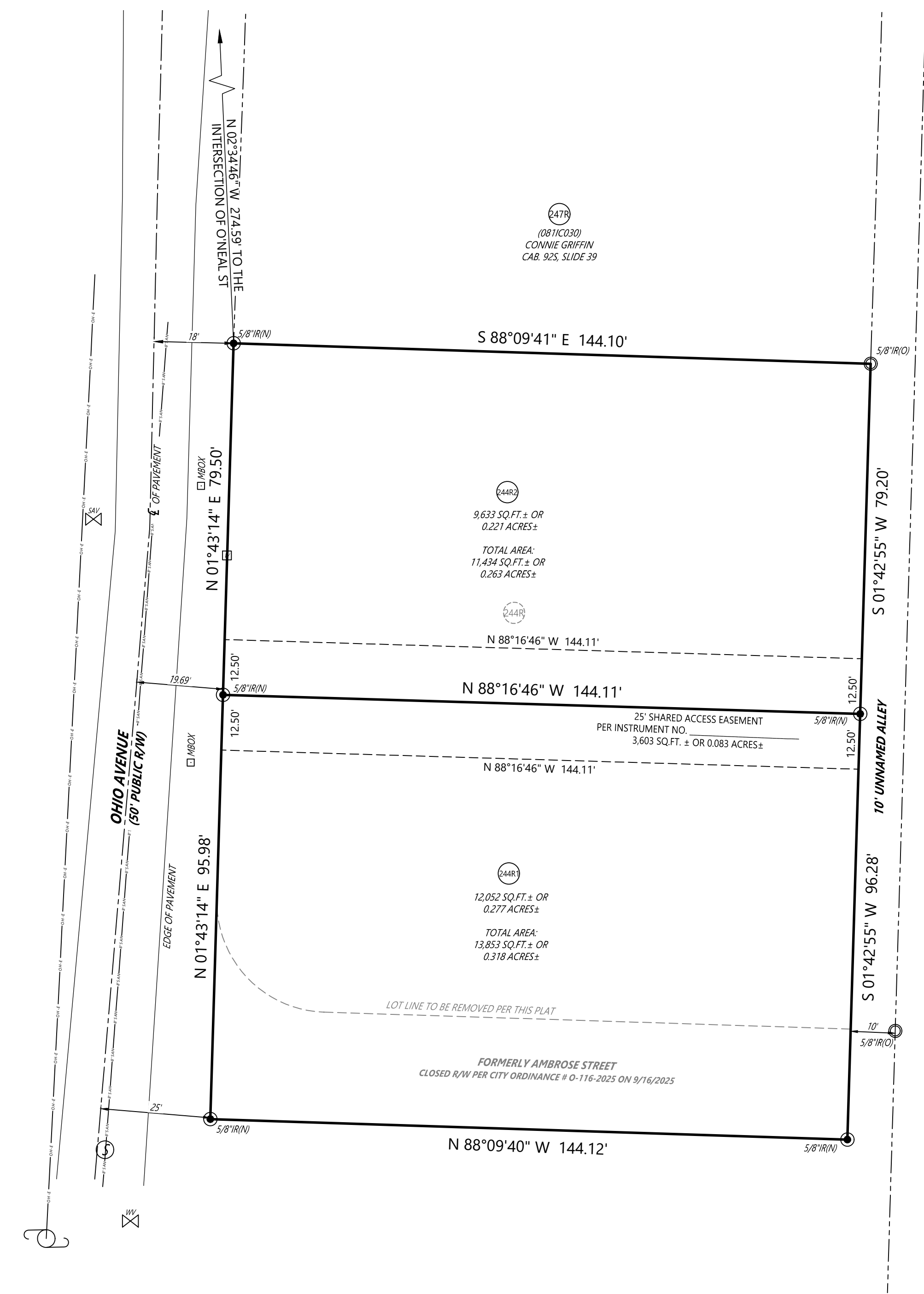
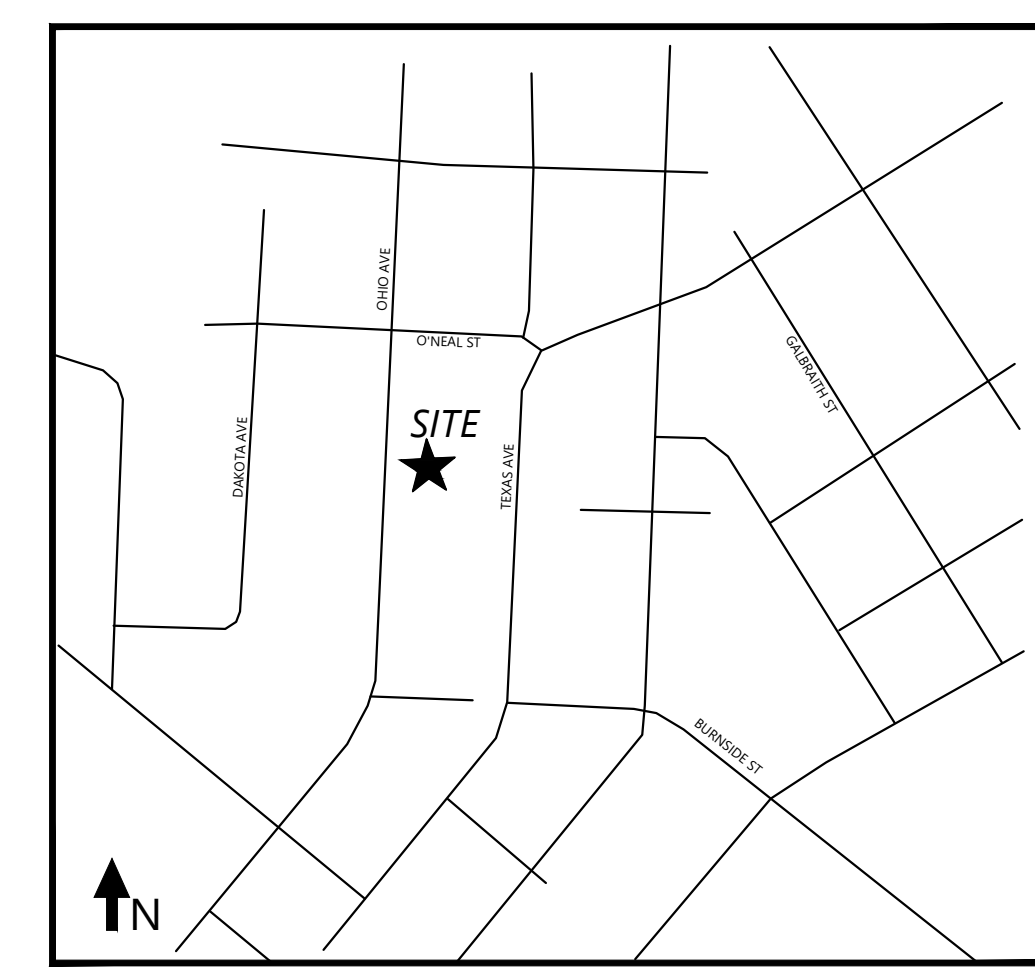
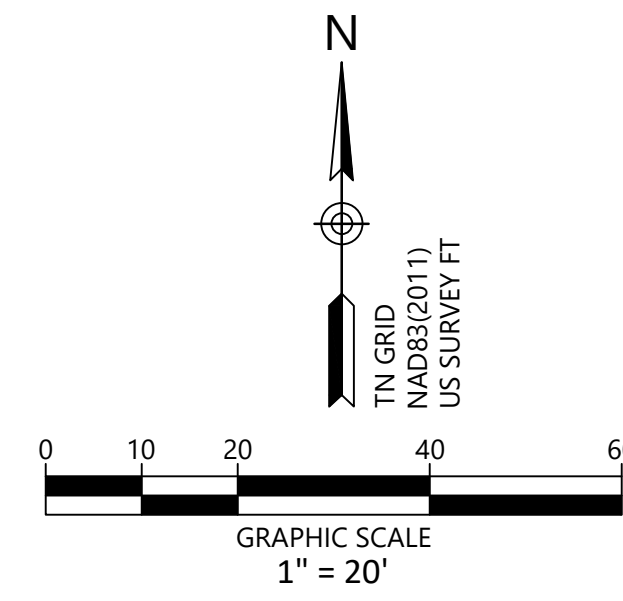
CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKER, MONUMENTS AND BENCHMARKS SET

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the _____ day of _____, 20__.

REGISTERED LAND SURVEYOR: LEAH M. METCALF TENNESSEE LICENSE No.: 3430 DATE: _____

NOTES

- 1. PURPOSE OF PLAT: SUBDIVIDE PARCEL INTO TWO (2) LOTS. 1.1. TOTAL ACREAGE: 25,288 SQ. FT.± OR 0.581 ACRES±
2. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3.1. FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GNSS POSITIONAL DATA WAS OBSERVED ON/BETWEEN JULY 12, 2025, UTILIZING TOPCON HIPER VR GNSS RECEIVERS. THE GRID COORDINATES OF THE FIXED STATION(S) WERE DERIVED USING A VRS NETWORK OF TDOT CORS STATIONS REFERENCED TO NAD83(2011), GEOID 18.
4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47093C0277G, DATED 08/05/2013.
5. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
7. SUBJECT PROPERTY IS CURRENTLY ZONED "RN-2": SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD. FOR ACCURATE INFORMATION CONCERNING ZONING REQUIREMENTS & RESTRICTIONS CONTACT KNOXVILLE/KNOX COUNTY PLANNING SERVICES: 865-215-2500.
8. REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
9. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE (ROKC).
9.1. DEED REFERENCE(S): INSTRUMENT NUMBER 202404030048521
9.2. PLAT REFERENCE(S): INSTRUMENT NUMBER 200304140092550
10. SURVEYOR: LEAH M. METCALF, RLS 7016 MAIZE DRIVE KNOXVILLE, TN 37918 865-248-2424
11. OWNER(S): OSUMA HOMES, LLC 8913 TOWN AND COUNTRY CIRCLE #1099 KNOXVILLE, TN 37923 915-504-1071

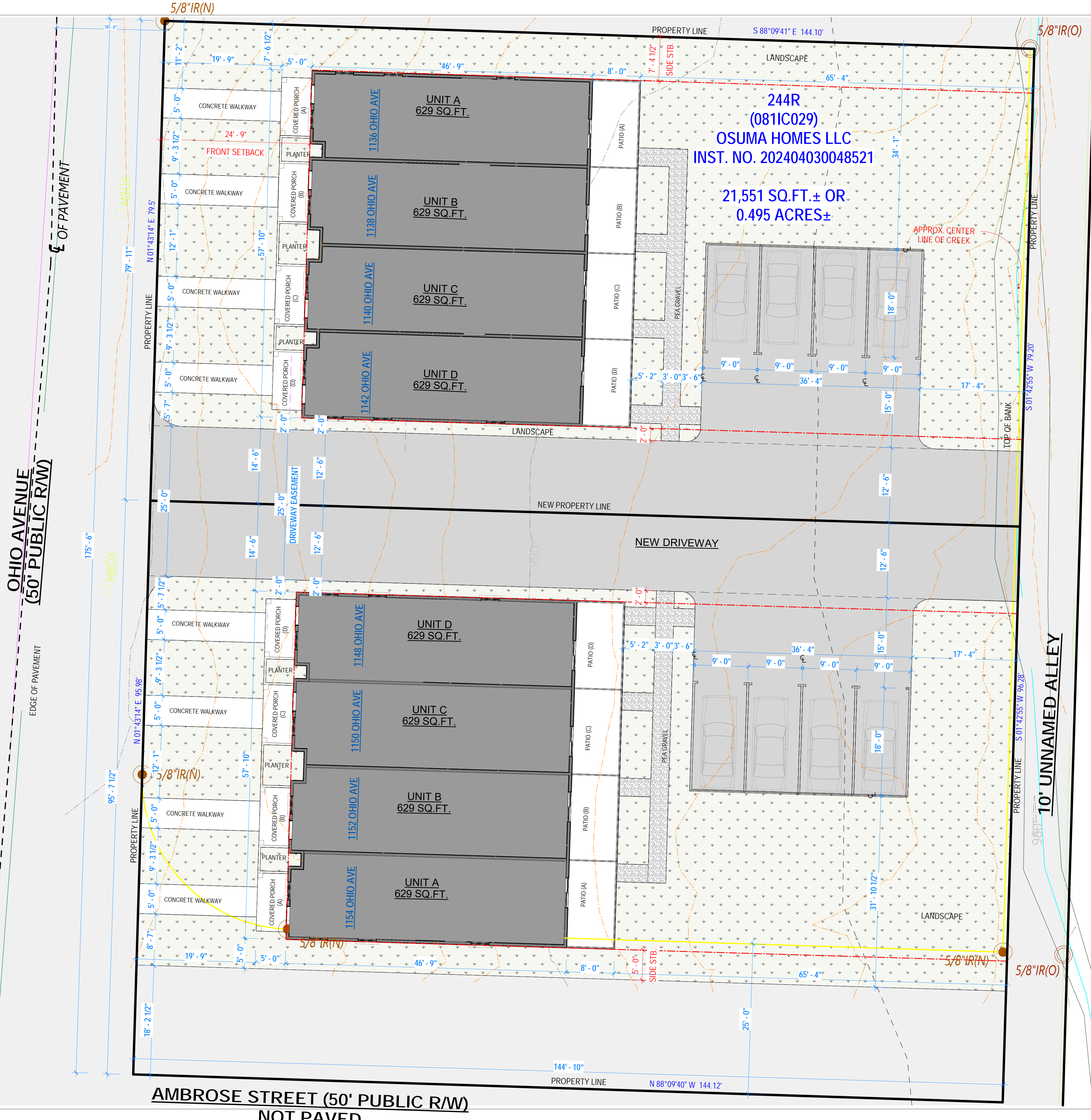


LEGEND

- PARCEL NO. (XX)
LOT NO. (X)
IRON ROD (OLD) (R/O)
5/8" IRON ROD (SET) ATLAS SURV & MAP (S/R/IN)
PROPERTY ADJOINER LINE
PROPERTY LINE
SANITARY SEWER LINE
OVERHEAD POWER LINE
UTILITY POLE
SANITARY SEWER MANHOLE
WATER VALVE

FILE # ****

Project information block including ATLAS SURVEY & MAPPING, LLC logo, SUN CREEK CAPITAL details, RESUBDIVISION OF LOT 244R OF BLOCK 17 OF THE ROSEDALE LAND COMPANY ADDITION SUBDIVISION, TAX MAP 081, INSERT I, GROUP C, PARCEL 02900, CITY BLOCK: 19206, 19TH WARD CITY OF KNOXVILLE, TENNESSEE, 5TH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE, and recording details.



NOTES:
 When a permeable pavement system is used, it is calculated as 50% impervious surface subject to approval by the Department of Engineering.
 To be approved by Engineering as 50% impervious, gravel must be clean uniform sized stone, bounded on all sides, a quality geo-fabric (not landscape fabric) placed underneath, and if the surface is large enough it must gridded to prevent migration. Please note these requirements on the site plans.
 Crush and run (aka crusher run) and other types of products that contain "fines" will be counted as 100% impervious.
 The City of Knoxville Engineering Department current policy with regard to decomposed granite is to use the same standard we apply for gravel driveways/parking.

SITE CALCULATIONS		
SITE ITEM	QUANTITY	PERCENTAGE IMPERVIOUS
TOTAL LOT AREA	22,411.4 SQ.FT.	-
TOTAL GROSS FLOOR AREA	0.09 ACRE	-
PRE-CONSTRUCTION IMPERVIOUS AREA	0 SQFT	0%
POST-CONSTRUCTION IMPERVIOUS AREA	460 SQFT	8.80%

* QUANTITIES ARE APPROXIMATE IN NATURE AND ARE SUBJECT TO CHANGE.
 ** IMPERVIOUS AREA DOES NOT INCLUDE BUILDING AREA.

LEGEND:

	LANDSCAPE AREA
	PEA GRAVEL AREA
	CONCRETE AREA
	STREETS
	UNITS

BALD DESIGN SERVICES
 RESIDENTIAL & COMMERCIAL
 11519 KINGSTON PIKE #174
 FARRAGUT, TN. 37934
 PH: 865-252-5722
 EMAIL: sales@balddesign.com
 www.balddesign.com

OHIO AVENUE TOWNHOMES
 1154, 1152, 1150, 1148 & 1142, 1140,
 1138, 1136 OHIO AVENUE, KNOXVILLE,
 TENNESSEE 37921

OVERALL ARCHITECTURAL SITE PLAN

Revisions

DATE	DESCRIPTION

Date: 10/20/2025
 Job Captain: Eric Forreastall

Sheet:
A1.0

1 OVERALL SITE PLAN
 1/8" = 1'-0"

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Printed: 8/18/2025 3:45:24 PM

Plat and site plan from 9-H-25-IH

OHIO AVENUE
(50' PUBLIC R/W)

EDGE OF PAVEMENT

EDGE OF PAVEMENT



244R
(0811C029)
OSUMA HOMES LLC
INST. NO. 202404030048521

21,551 SQ.FT. ± OR
0.495 ACRES ±

AMBROSE STREET
(50' PUBLIC R/W)
NOT PAVED

10' UNNAMED ALLEY

NOTES:
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Crush and run (aka crusher run) and other types of products that contain "fines" will be counted as 100% impervious.
The City of Knoxville Engineering Department current policy with regard to decomposed granite is to use the same standard we apply for gravel driveways/parking.

SITE CALCULATIONS		
SITE ITEM	QUANTITY	PERCENTAGE IMPERVIOUS
TOTAL LOT AREA	7,200 SQ.FT.	-
TOTAL GROSS FLOOR AREA	0.09 ACRE	-
PRE-CONSTRUCTION IMPERVIOUS AREA	0 SQFT	0%
POST-CONSTRUCTION IMPERVIOUS AREA	460 SQFT	8.80%

* QUANTITIES ARE APPROXIMATE IN NATURE AND ARE SUBJECT TO CHANGE.
* IMPERVIOUS AREA DOES NOT INCLUDE BUILDING AREA.

LEGEND:

	LANDSCAPE AREA
	PEA GRAVEL AREA
	CONCRETE AREA
	STREETS
	UNITS

Preferred Site Plan Option

BALD DESIGN SERVICES
RESIDENTIAL & COMMERCIAL

11519 KINGSTON PIKE #174
FARRAGUT, TN. 37934
PH: 865-252-5722
EMAIL: sales@balddesign.com
www.balddesign.com

OHIO STREET TOWNHOMES
0 OHIO STREET, KNOXVILLE,
TENNESSEE

ARCHITECTURAL
SITE PLAN

Revisions

DATE	DESCRIPTION

Date: 05/30/2025
Job Captain: /

Sheet:
A1.0

1 SITE PLAN
1/8" = 1'-0"