

File Number: 9-H-25-IH

Meeting: 9/17/2025
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: New four-unit townhouse and site plan revisions to 6-C-25-IH

Description of Work

Level III Driveway, Parking Pad, Access Point, Garage, Similar Facility, New Primary Structure

New primary structure fronting Ohio Avenue and site plan revisions for 6-C-25-IH. New four-unit townhouse building fronting Ohio Avenue, to the south of the four-unit townhouse building approved with 6-C-25-IH. The building is proposed to be set 25' from the front lot line. Overall, the main massing of the building measures 57'-10" wide (two units are 14'-7.5" wide and two are 14'-3.5" wide) by 46'-9" deep (not including front and rear porches). The building is two stories tall, featuring a 5/12 side-gable roof with two-story, front-gable massings (12/12 pitch) projecting from the façade of each unit. The roof is clad in asphalt shingles, and the foundation material is unspecified but appears to be concrete block. The exterior is clad in board-and-batten siding with horizontal siding used as accents between units on the façade.

Parking is proposed to be accessed via a driveway entered from Ohio Avenue that would be shared between the two townhouse buildings that splits at the rear of the lot to access four parking spaces for each proposed building. The site plan indicates that landscaping would be installed on either side of the driveway and behind the parking spaces. An alternate site plan for both buildings proposes four parking spaces per building at the rear of the lot accessed via the unimproved alley.

Each front-gable massing on the façade features paired single-hung windows on the second story, and the first story features a 3' deep entry stoop recessed under a shed roof supported by two small posts. The left and right elevations each feature three single-hung windows on the first story and one single-hung window and three small, fixed windows on the second story. The second story of the rear elevation features a sliding window for each unit and a 3/12 pitch shed roof massing over the deeper first story, which features a full-lite sliding door for each unit with a projecting balcony.

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.

10. Multi-Unit Housing

- Multi-unit housing (where permitted by zoning) should have similar front yard space to that of the traditional single-family houses along the street.
- In zoning districts where multi-unit housing is permitted, the height of the new housing should be similar to the original houses along the street.
- Multi-unit housing should be designed to continue the architectural rhythm of the block. In addition to the same build-to line, porches, bays and breaks in the front façade should be created to mimic the look of older homes when looking down the block. This should be done by dividing the building into separate sections that are proportionally similar to original houses on the block.
- Parking should be provided behind apartments with access from the alley.

Comments

1. The applicant intends to use Section 4.6 of the zoning code, the Middle Housing standards, which are "intended to promote the development of neighborhood-scale housing forms which are compatible with existing housing in the surrounding area," and "may allow more flexible development of land than is possible under the base district zoning regulations," subject to additional dimensional, design, and parking standards. The townhouse development would not otherwise be permissible in the RN-2 (Single-Family Residential Neighborhood) zoning district. Middle Housing review occurs separately during permitting; the DRB review focuses on how the project meets the Infill Housing design guidelines. However, some elements of Middle Housing review may trigger site plan and building elevation revisions, which would require additional review by the DRB.

2. The submitted plans are identical to those that were approved for 6-C-25-IH, directly adjacent to the proposed new townhouse building, and do not incorporate the revisions necessary to meet the conditions of approval for that case.

The Board approved 6-C-25-IH (four-unit townhouse and plat to create a 100' and 50' wide lot) in June, subject to the following conditions: "1) meeting all relevant standards of Articles 4.6 and principal use standards, with minor related revisions to be approved by staff; 2) revisions to front setback to meet Article 4.6; 3) revisions to side

elevation window design and placement; 4) roof pitch to be revised 6/12 or steeper; 5) siding to be clapboard-style lap siding with an overlap, as opposed to Dutch lap, flush panel, or board-and-batten siding, except to allow siding variation on the side elevations with horizontal siding on the base; 6) the final site plan to retain the existing trees as much as possible, including at least one tree in the front yard; 7) final site plan to meet City Engineering standards, with the overall parking area to be reduced in size and access to meet the design guidelines, with major changes to site plan to return to the Board for review; 8) the new subdivision plat to meet Subdivision Regulations, with any major revisions to return to the Board for review.”

3. The site plan submitted for 6-C-25-IH featured a 72’ wide by 25’-9.5” deep concrete pad behind the building accessed via the unimproved alley, and the Board added a condition of approval that the parking area be reduced in size. The revised site plan contains parking for both buildings. Parking is proposed to be accessed via a driveway entered from Ohio Avenue that would be shared between the two townhouse buildings that splits at the rear of the lot to access four parking spaces for each proposed building. An alternate site plan for both buildings proposes four parking spaces per building at the rear of the lot accessed via the unimproved alley.

While the design guidelines recommend that parking be accessed via the rear alley if one is available, parking for lots with unimproved alleys is typically reviewed using the standards for lots without alleys, which state that parking should be one lane that extends 20’ past the façade. The proposed site plan meets these conditions. There is a blue line stream that runs through the rear property line, within the alley right-of-way, that would make it expensive and challenging to improve the alley to City Engineering standards. In the opinion of staff and City Engineering, the shared driveway with the parking split behind each structure is the most appropriate option and fulfills condition 7 of 6-C-25-IH. Any major deviations to the approved site plans and plat (6-C-25-IH), including the closure of the Ambrose Street right-of-way, should return to the Board for review.

4. The building is proposed to be set 25’ from the front lot line. The average setback of the blockface is 19.9’, with adjacent houses at 24’ and 27’. Article 4.6 requires buildings to be within 5’ of the average of the blockface; the front setback should be revised to be between 14.9’ and 24.9’ from the front property line. The site plan incorporates walkways from each stoop to the street.

5. Both site plans indicate “landscape” near the parking area, as required by City Engineering standards. The final site plan should include the existing trees at the rear of the lot that are outside the parking area and at least one tree in the front and rear yards.

6. The guidelines for multi-unit housing recommend that "new multi-family buildings be designed in scale and context with the early architectural features of the neighborhood." The block to receive new construction features shotgun houses, Minimal Traditionals, Ranch houses, and infill construction, all of which are one-story or one-story with a basement-level garage. The proposed building does not incorporate many details which align with the architectural context. Additional design elements will also be required to meet the Middle Housing standards.

7. Guidelines recommend that the height of new housing be similar to houses along the street. The building is 25’-11” tall on the façade, and the rear of the building is 34’ tall with the basement along grade. The block features houses with one-story or one-story with a basement-level garage, so the building is significantly taller than the context. The Board approved the same building height with 6-C-25-IH. The Board should discuss whether additional design measures to minimize the height are appropriate.

8. Guidelines recommend that multi-unit construction incorporate “bays or breaks in the front façade” that “continue the architectural rhythm of the block” and that individual units be “divided into separate sections that are proportionally similar to the original houses on the block.” The two-story, projecting, paired front-gable massings indicate the separate units and help break up the large rectangular building, but the design would benefit from additional elements to minimize the height and scale in the context.

9. The design incorporates shallow entry stoops supported by two small posts for each unit, which are appropriate in scale for the individual units, and similar to those on other multi-family construction approved by the Board. The porch posts should be at least 8" by 8".

10. Guidelines recommend that windows and door styles be similar to historic houses on the block, with similar proportions and positioning, and similar ratio of solid to void. The proposed single-hung windows and half-light paneled door are compatible with the context. The location of the single-hung window on the second story, side elevations should be aligned above the window on the first story. The slider windows on the rear elevation and small fixed windows on the side elevations are not compatible with historic window forms; revisions should be made to the side elevation window patterns to address the three fixed windows.

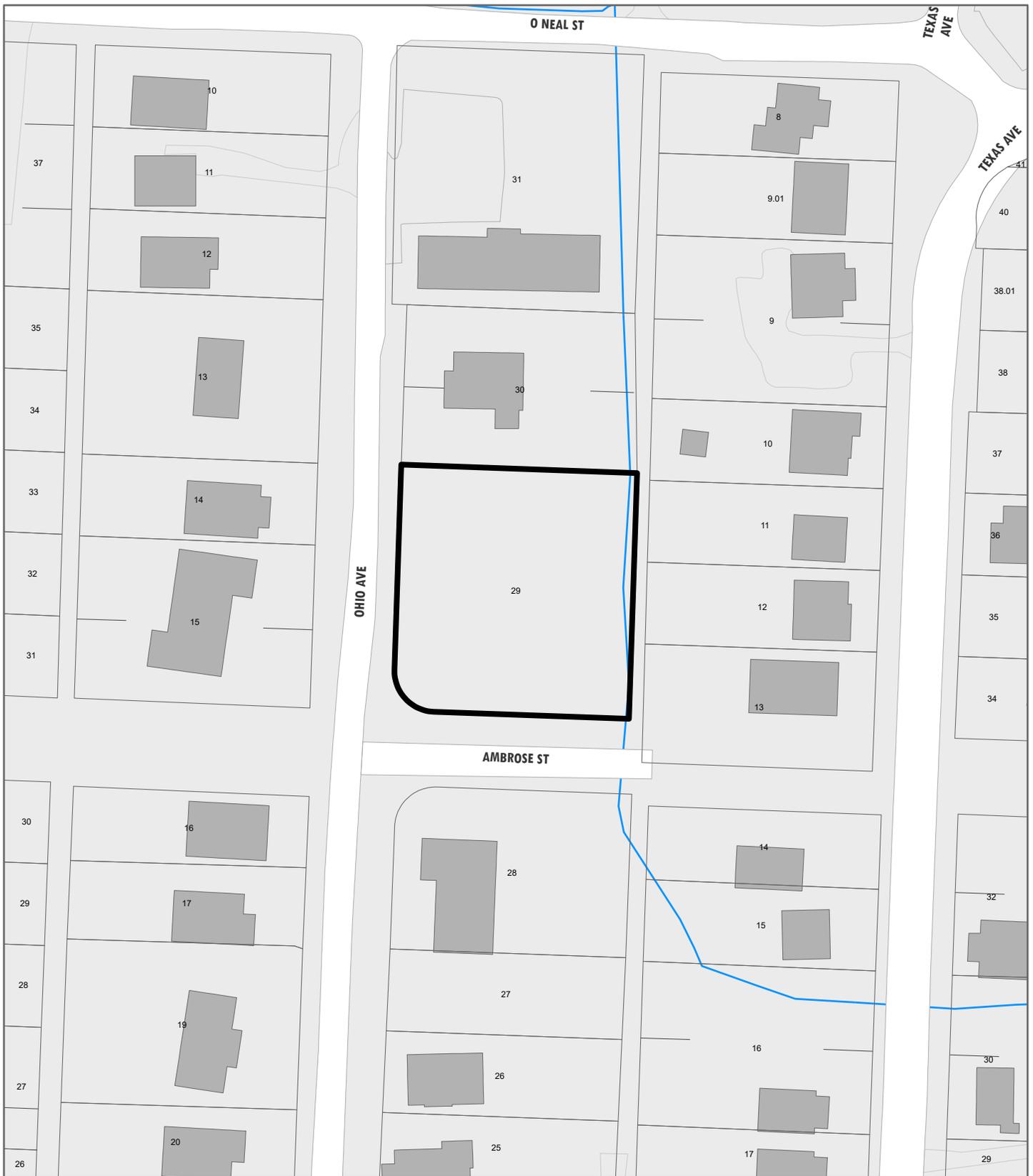
11. At least a 6/12 roof pitch is required in the Middle Housing standards to fulfill the "steep" category of roofline; 6/12 is also the minimum pitch recommended by the DRB. The roof pitch should be increased to at least 6/12.

12. The asphalt shingles meet design guidelines. The applicant should clarify the proposed foundation material; if it is concrete block or slab, it should be parge-coated, clad in stucco, or clad in brick veneer. Design guidelines discourage the use of vertical siding, and board-and-batten siding can be used as an accent material only. The Board approved horizontal siding as the primary siding material on 6-C-25-IH, except to allow siding variation on the side elevations with horizontal siding at the base.

13. The proposed four-unit townhouse building is identical to the adjacent four-unit townhouse building approved by the Board in June (6-C-25-IH). The two buildings should be differentiated from each other, which could be achieved via differentiation in a roofline, variations to the siding type and color, or other tactics.

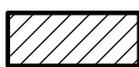
Recommendation

Staff recommends approval of Certificate 9-H-25-IH, subject to the following conditions: 1) meeting all relevant standards of Article 4.6 and Article 9.3.I, with minor revisions to be approved by staff; 2) revisions to the front setback to meet Article 4.6; 3) revisions to side elevation window design and placement, to be approved by staff; 4) roof pitch to be revised to at least 6/12; 5) siding to be clapboard-style with an overlap, with board-and-batten used as an accent and to allow siding variation on the side elevations with horizontal siding as the base; 6) the final site plan to retain the existing trees as much as possible, including at least one tree in the front and rear yard of both townhouse buildings; 7) approval of the site plan option featuring the shared driveway, with final site plan meeting City Engineering standards and any major deviations to the approved site plans and plat (6-C-25-IH), including the closure of the Ambrose Street right-of-way, to return the Board for review; 8) the foundation to be parge-coated, clad in stucco, or clad in brick veneer; 9) the porch posts to be at least 8" by 8"; and 10) incorporating differentiation between the two adjacent townhouse buildings, to be approved by staff.



**DESIGN
REVIEW
BOARD**

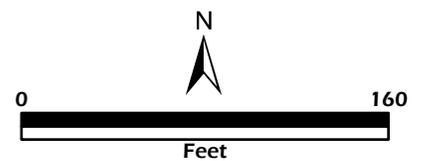
9-H-25-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



0 Ohio Ave.
Lonsdale Infill Housing Overlay District

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

Petitioner: Eric Forrestall Bald Design Services





DESIGN REVIEW REQUEST

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

Eric Forrestall

Applicant

08.30.2025

09.17.2025

9-H-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

Name

Company

11519 Kingston Pike #174

Knoxville

TN

37934

Address

City

State

Zip

865-240-7090

eric@balddesign.com

Phone

Email

CURRENT PROPERTY INFO

Osuma Homes LLC

8913 Town & County Cir STE 1099, Knoxville

Owner Name (if different from applicant)

Owner Address

Owner Phone

081IC029

Property Address

Parcel ID

0 Ohio Ave, Knoxville, TN 37921

RN-2

Neighborhood

Zoning

AUTHORIZATION

Malynda Wollert

9-2-25

Staff Signature

Please Print

Date

Eric Forrestall

08.30.2025

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: _____

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	TOTAL: \$300
FEE 2:	50	
FEE 3:		

Pd., 09/03/2025, SG

OHIO AVENUE
(50' PUBLIC R/W)

EDGE OF PAVEMENT

8' 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:
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	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

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FARRAGUT, TN. 37934
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OHIO STREET TOWNHOMES

0 OHIO STREET, KNOXVILLE, TENNESSEE

ARCHITECTURAL SITE PLAN

ARCHITECTURAL SITE PLAN

Revisions

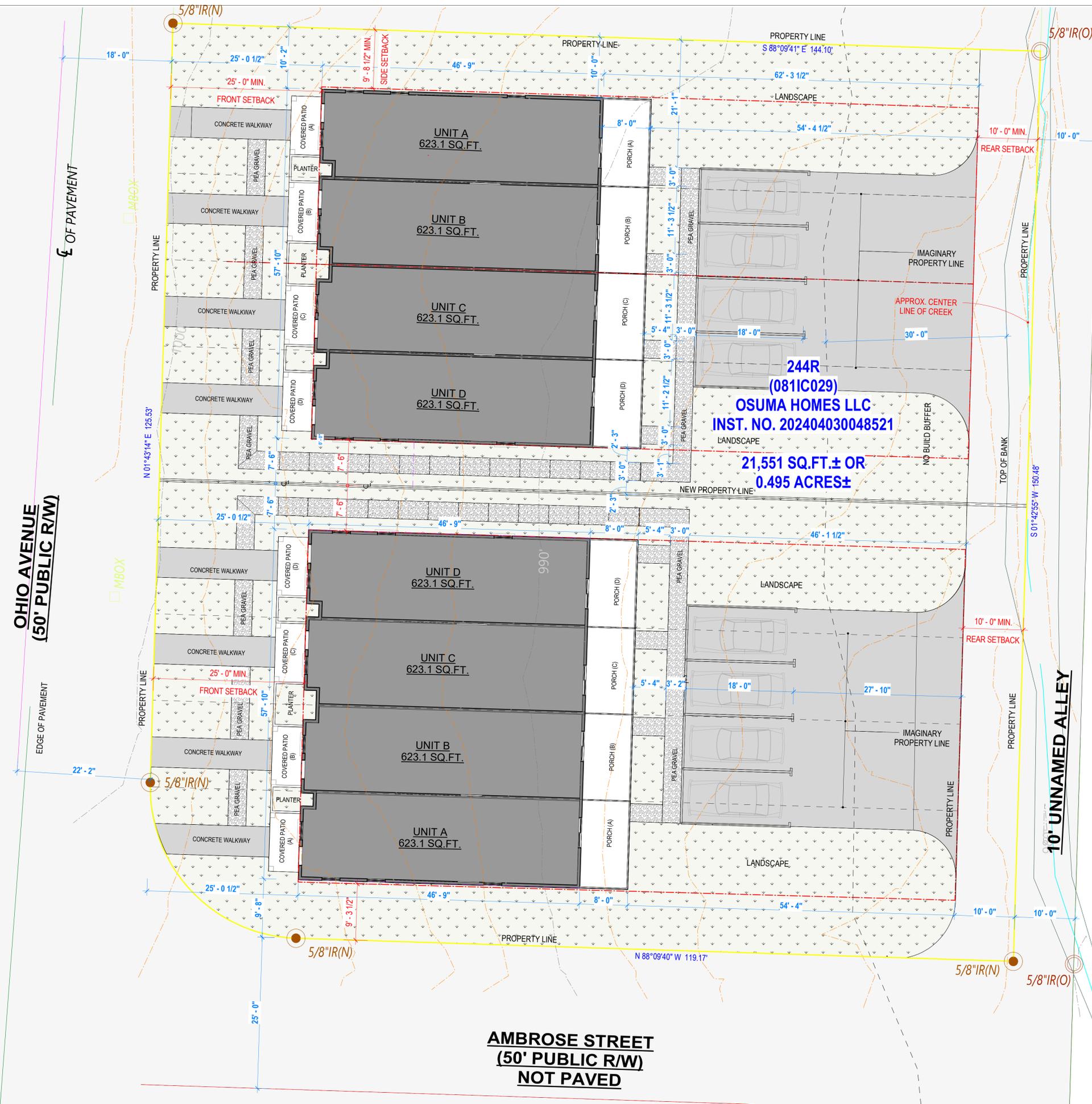
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1 SITE PLAN
1/8" = 1'-0"



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* IMPERVIOUS AREA DOES NOT INCLUDE BUILDING AREA.

LEGEND:

	LANDSCAPE AREA
	PEA GRAVEL AREA
	CONCRETE AREA
	STREETS
	UNITS

Alternate Site Plan Option

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OHIO STREET TOWNHOMES
**0 OHIO STREET, KNOXVILLE,
TENNESSEE**

**ARCHITECTURAL
SITE PLAN**

Revisions

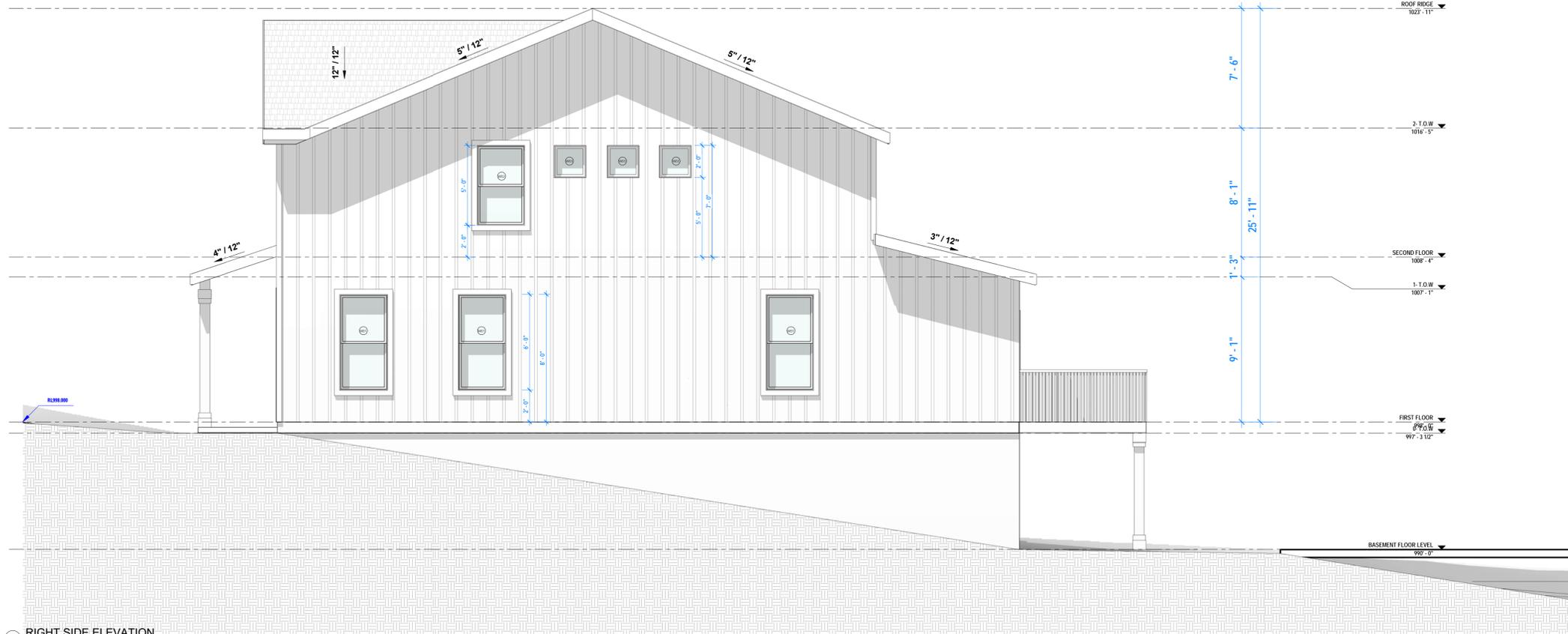
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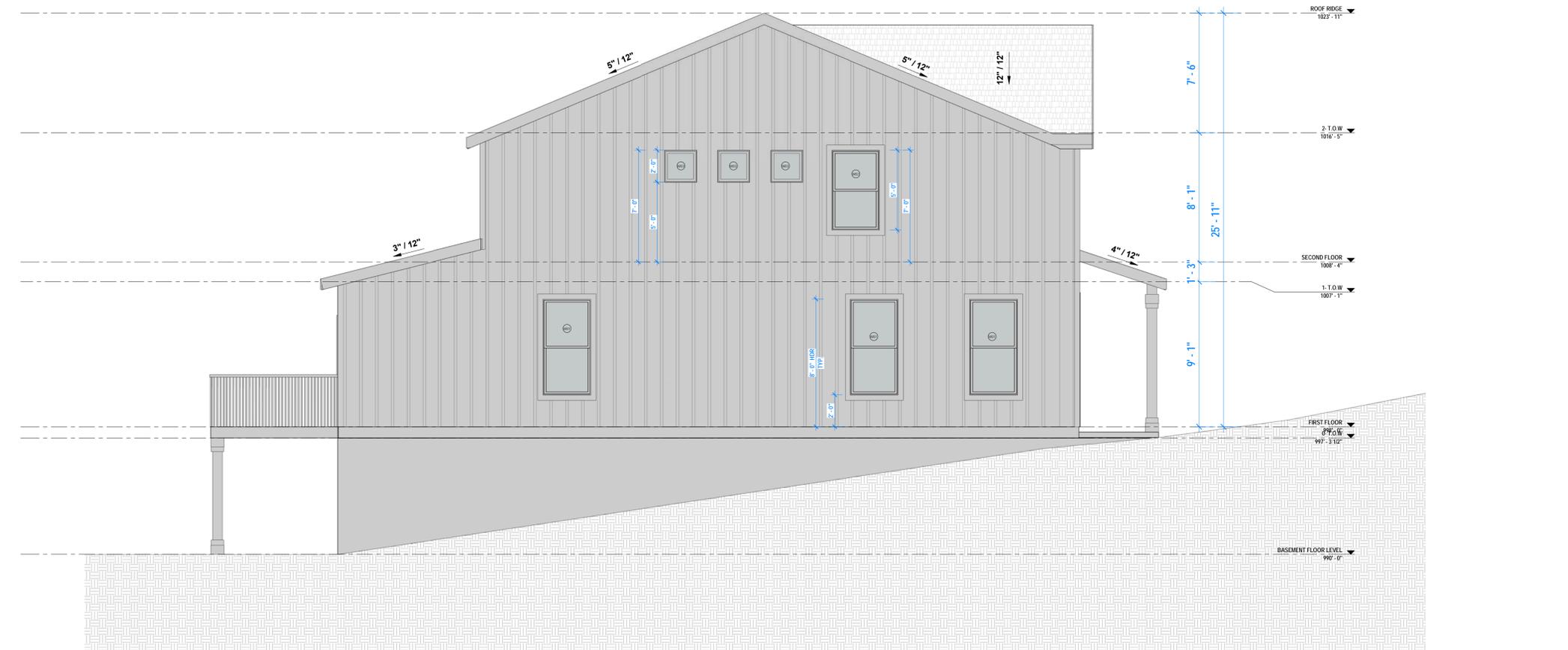
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② RIGHT SIDE ELEVATION
1/4" = 1'-0"



① LEFT SIDE ELEVATION
1/4" = 1'-0"

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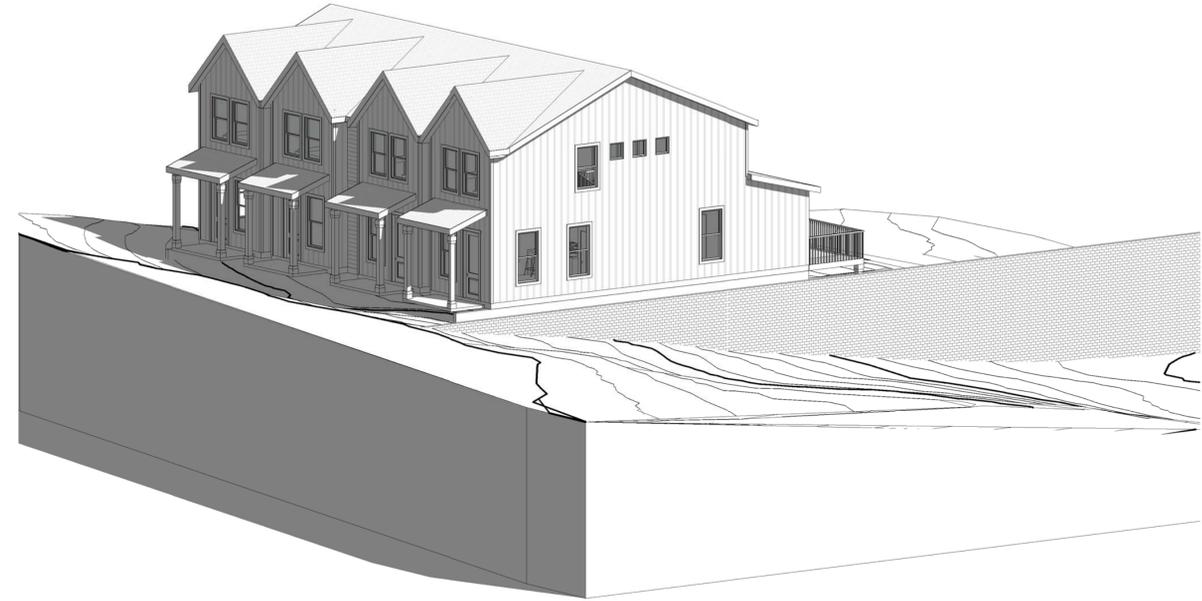
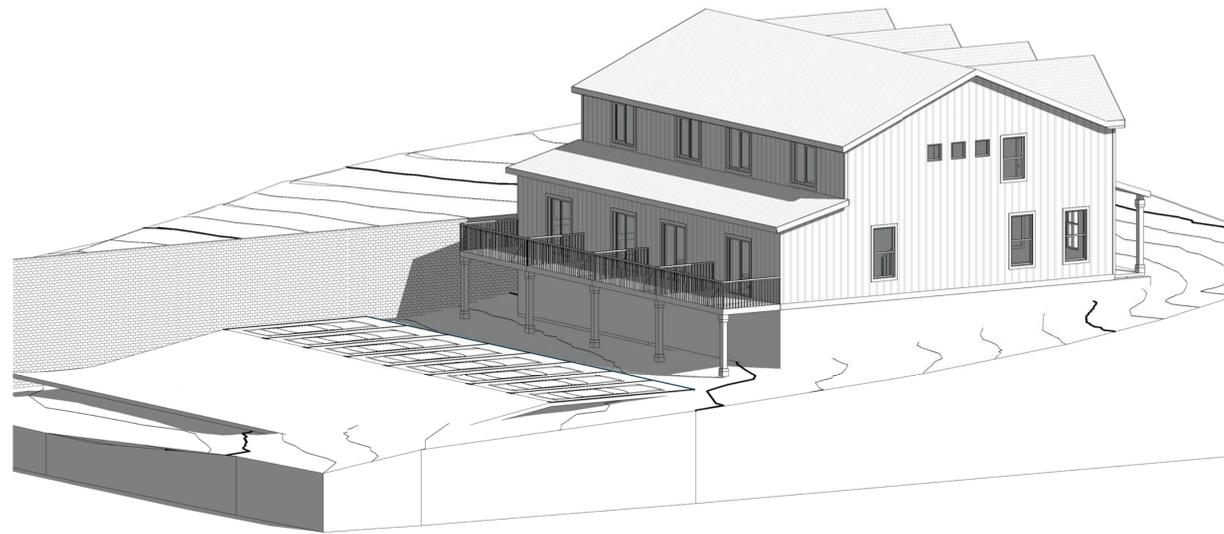
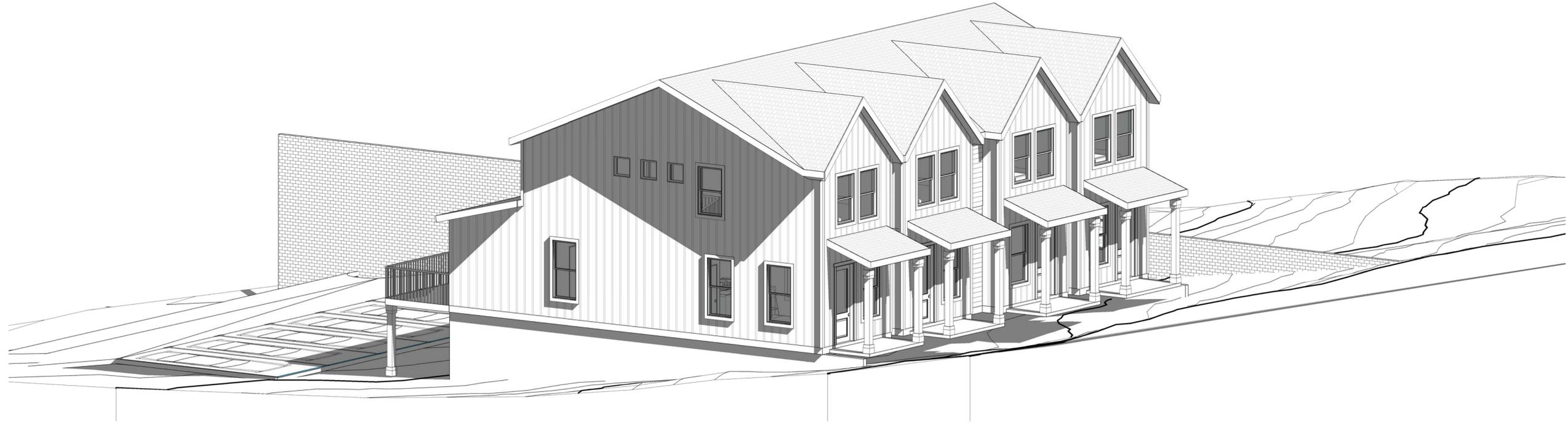
**SIDE
ELEVATIONS**

Revisions	
DATE	DESCRIPTION
05/30/2025	

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OHIO STREET TOWNHOMES

0 OHIO STREET, KNOXVILLE,
TENNESSEE

PERSPECTIVES

Revisions

DATE	DESCRIPTION
05/30/2025	

Date: 05/30/2025

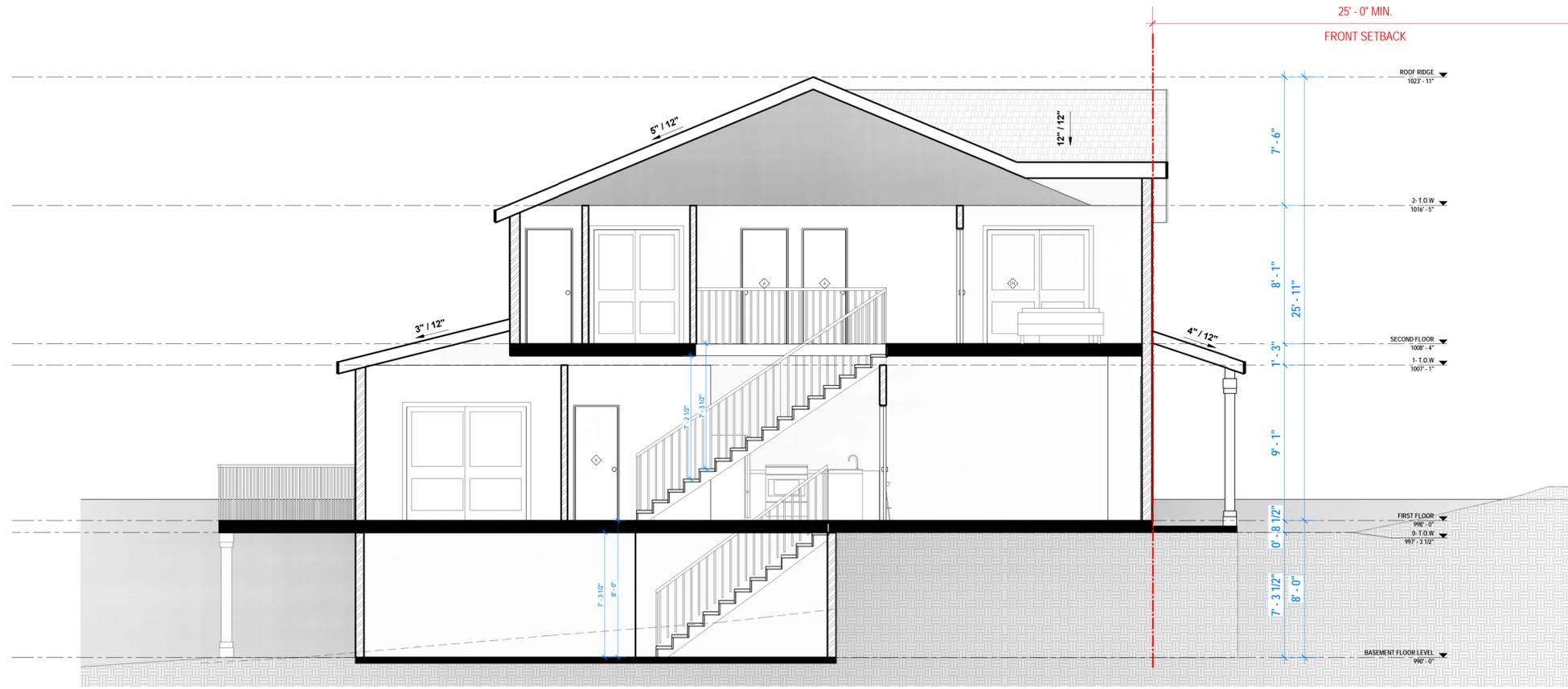
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① Section 01
1/4" = 1'-0"



② Section 02
1/4" = 1'-0"

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OHIO STREET TOWNHOMES

**0 OHIO STREET, KNOXVILLE,
TENNESSEE**

BUILDING SECTIONS

Revisions

DATE	DESCRIPTION
05/30/2025	

Date: 05/30/2025
Job Captain: /

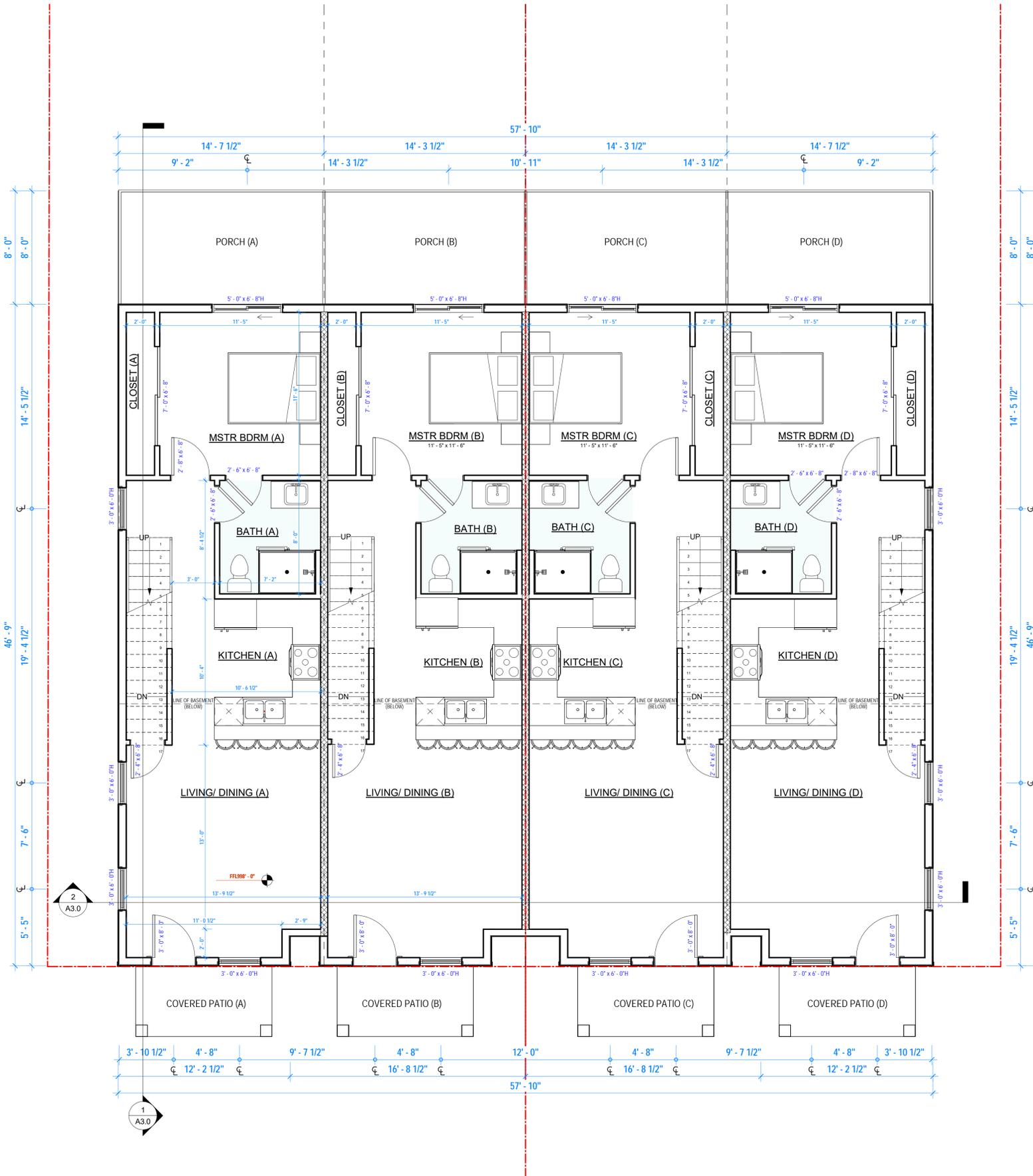
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Room First Floor				
Name	Level	Area	Perimeter	Comments
KITCHEN (A)	FIRST FLOOR	82 SF	36' - 10 21/32"	
LIVING/ DINING (A)	FIRST FLOOR	207 SF	76' - 11 15/32"	
LIVING/ DINING (B)	FIRST FLOOR	190 SF	55' - 7"	
MSTR BDRM (C)	FIRST FLOOR	131 SF	45' - 10"	
MSTR BDRM (D)	FIRST FLOOR	131 SF	45' - 10"	
BATH (D)	FIRST FLOOR	56 SF	30' - 4"	
KITCHEN (D)	FIRST FLOOR	98 SF	39' - 8"	
LIVING/ DINING (C)	FIRST FLOOR	190 SF	55' - 7"	
LIVING/ DINING (D)	FIRST FLOOR	190 SF	55' - 7"	
BATH (A)	FIRST FLOOR	56 SF	30' - 4"	
MSTR BDRM (B)	FIRST FLOOR	131 SF	45' - 10"	
BATH (B)	FIRST FLOOR	56 SF	30' - 4"	
BATH (C)	FIRST FLOOR	56 SF	30' - 4"	
KITCHEN (B)	FIRST FLOOR	148 SF	71' - 8 7/16"	
KITCHEN (C)	FIRST FLOOR	148 SF	71' - 8 7/16"	
MSTR BDRM (A)	FIRST FLOOR	131 SF	45' - 10"	
CLOSET (A)	FIRST FLOOR	23 SF	27' - 0"	
CLOSET (B)	FIRST FLOOR	23 SF	27' - 0"	
CLOSET (C)	FIRST FLOOR	23 SF	27' - 0"	
CLOSET (D)	FIRST FLOOR	23 SF	27' - 0"	
Grand total: 20		2094 SF	876' - 3 31/32"	

PROPERTY LINE



NEW PROPERTY LINE

Walls

	2x4 Stud Wall
	2x6 Stud Wall
	2x6 Board and Batten Wall
	2x6 w/brick

- Floor plan notes**
1. If different joist/truss sizes other than what's shown in these plans are determined, stair risers may need to be recalculated.
 2. All walls are dimensioned stud to stud unless otherwise noted.
 3. All door heights are 6-8 unless otherwise noted.
 4. All window heights are 8-0 unless otherwise noted.

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



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OHIO STREET TOWNHOMES
0 OHIO STREET, KNOXVILLE, TENNESSEE

MAIN FLOOR PLANS

Revisions

DATE	DESCRIPTION
05/30/2025	

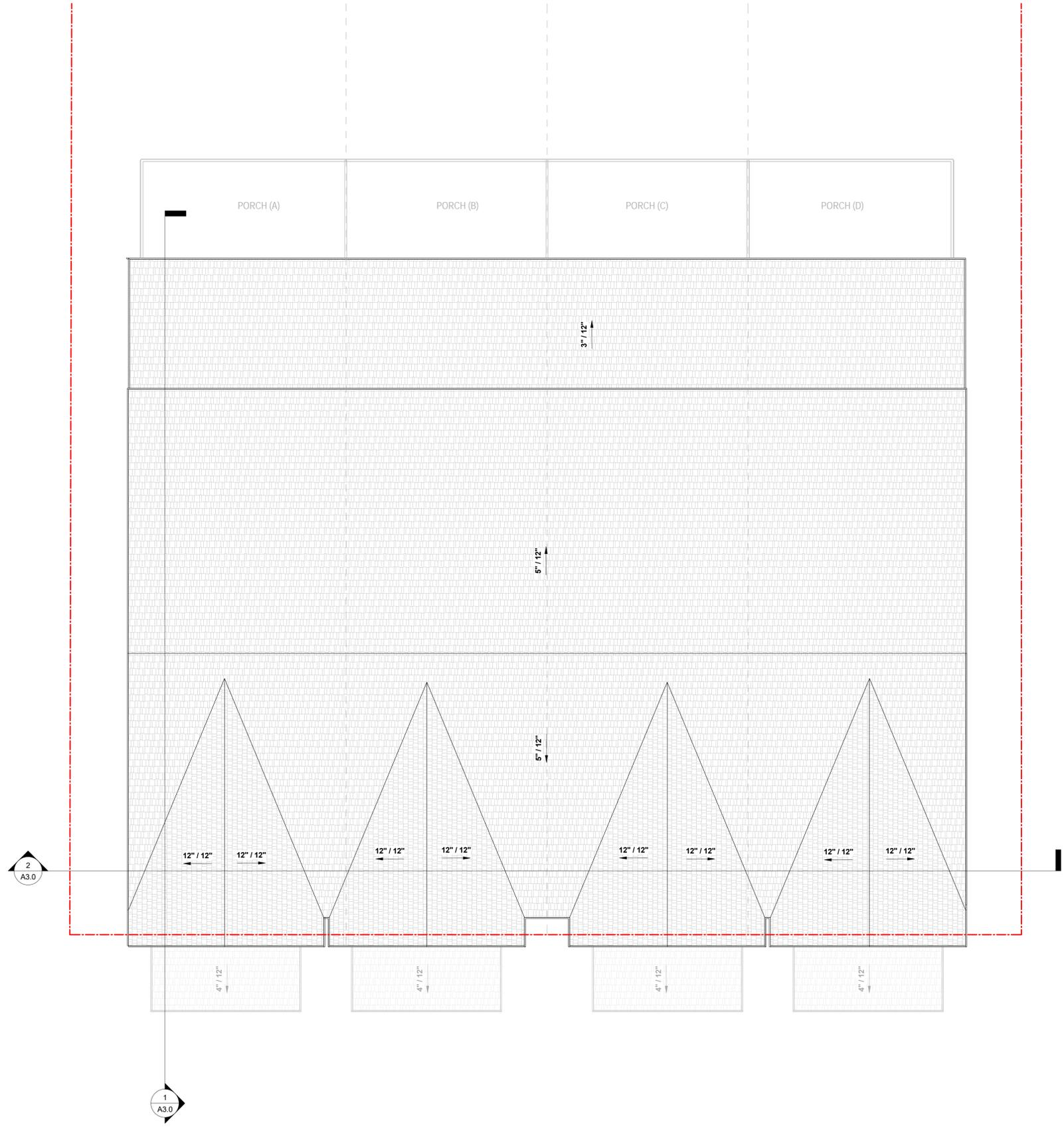
Date: 05/30/2025
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Note: Provide roof ventilation per code.



1 ROOF PLAN
1/4" = 1'-0"



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OHIO STREET TOWNHOMES

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TENNESSEE

ROOF PLAN

Revisions

DATE	DESCRIPTION
05/30/2025	

Date: 05/30/2025

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Sheet:

A1.4