

File Number: 7-A-26-IH

Meeting: 7/16/2025
Applicant: Jesse Alarcon Onyx Excavation LLC
Owner: Jesse Alarcon Onyx Excavation LLC
District: Lonsdale Infill Housing Overlay District

Property Information

Location: 1120 Adcock Ave. **Parcel ID:** 81 | A 03103
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: New primary structure

Staff Recommendation

Staff recommends approval of Certificate 7-A-26-IH, subject to the following conditions:

- 1) the final site plan to meet City Engineering standards, with minor revisions to be approved by staff;
- 2) major changes to the foundation height to return to the Board for review;
- 3) the final siding color to be different from the siding color used at 1130 Adcock Avenue.

Description of Work

Level III

New Primary Structure

New primary structure fronting Adcock Avenue. One-story house features a 6/12 pitch front-gable roof clad in asphalt shingles, an exterior of lap siding, and a block foundation (appx. 8" tall at façade and appx. 6.5' at the rear) clad in stucco. The building measures 30' wide by 44' deep (not including front porch) and is proposed to be set 23' from the front lot line (15' to front porch). Parking is a driveway next to the house and is accessed via Adcock Avenue. The site plan includes a walkway from the porch to the street and a tree in the front and rear yards.

The building features an 8' deep partial-width front porch recessed under a projecting front-gable massing with board-and-batten in the gable field and supported by two 6" posts, with lattice or decking screening the underside. The three-bay façade (west) features two windows flanking a paneled door in the central bay. The left elevation features three windows, and the right elevation features two and a pair of windows. The rear elevation features two windows and a secondary entrance with steps. All windows are 8/8, single-hung, and feature trim.

Comments

Front Yards: Appropriate.

House Orientation and Side Yards: Appropriate.

Alleys, Parking, and Services: Appropriate.

Landscape: Appropriate.

Scale, Mass, and Foundation Height: The block features Minimal Traditionals, Craftsman bungalows, and infill construction that is all one-story, so the proposed height is appropriate. The approximately 8" tall foundation at the front elevation gets taller as the lot slopes downwards towards the rear, similar to other houses on the block. Major changes to the foundation height must return to the Board for review.

Porches and Stoops: Appropriate.

Windows and Doors: Appropriate.

Roof Shapes and Materials: Appropriate.

Siding Materials: The applicant received approval for the same house design at 1130 Adcock Avenue in February (2-C-26-IH), which used shakes in the porch gable field while this project uses board-and-batten. The final siding color should be different from the color used at 1130 Adcock Avenue.

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. House Orientation and Side Yards

- 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.
- On lots greater than 50' in width, consider re-creating the original lot size

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. 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.

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.
- If extensions or bays were typically part of the neighborhood's historic house design, such elements should be incorporated into infill housing.
- 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

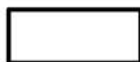
- Clapboard-like materials (such as cement fiberboard) should be used in constructing new housing where painted wood siding was traditionally used.
- Brick, wood shingle, and other less common material may be appropriate in some older neighborhoods, particularly those with a mix of architectural styles.
- 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).
- Sheds, garages, and other outbuildings can be constructed of vertical siding or other more economical materials.



**DESIGN
REVIEW
BOARD**

7-A-26-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

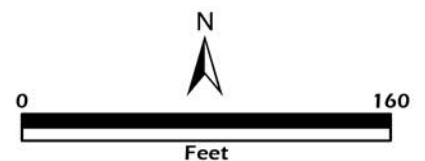


1120 Adcock Ave.
Lonsdale Infill Housing Overlay District

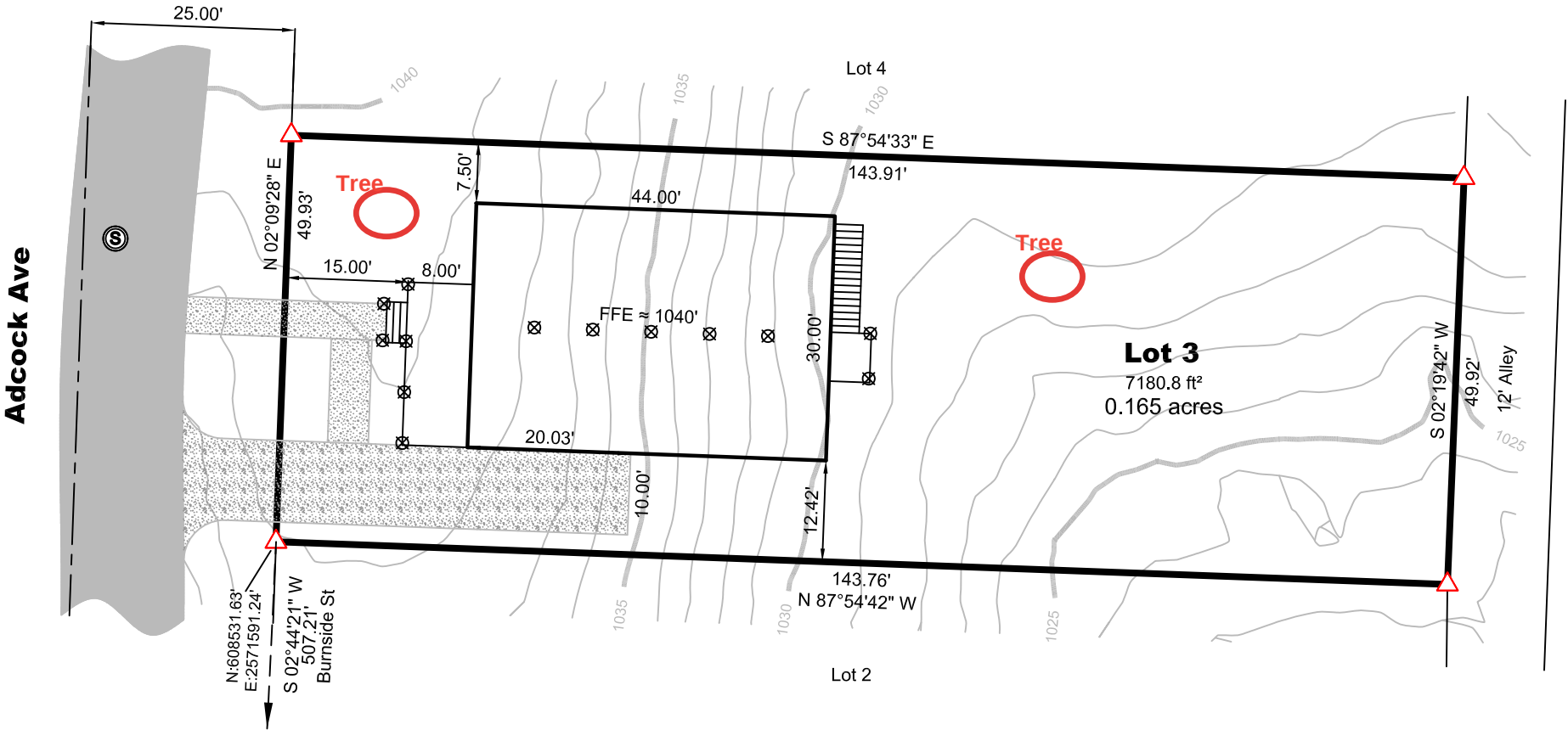
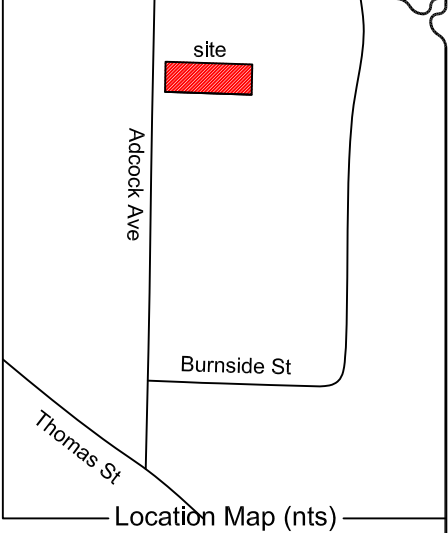
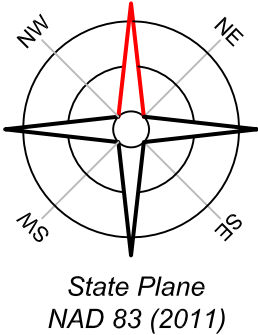
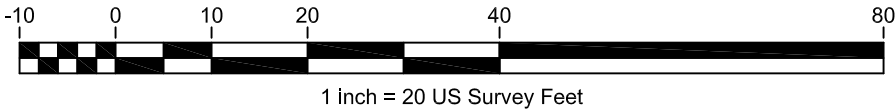
Original Print Date: 6/29/2026
Knoxville - Knox County Planning - Design Review Board

Revised:

Petitioner: Jesse Alarcon Onyx
Excavation LLC



- Legend:
- Existing 1/2" Iron Pin
 - Set 1/2" Iron Pin
 - Existing Mag Nail®
 - Set 1/4" Mag Nail®
 - Existing Wood Post
 - Existing Metal Post
 - Existing Chainlink Fence Post
 - Existing Pipe
 - Existing Set Stone
 - Set Stone
 - Existing Concrete Monument
 - Existing Railroad Spike
 - Set Railroad Spike
 - Existing Axle
 - Existing Angle Iron
 - Existing Cotton Picker Spindle
 - Tree
 - Calculated Point
 - Communications
 - Gas Valve
 - Manhole
 - Power Transformer
 - Utility Pole
 - Water Meter
 - Water Valve
 - Well
 - Gravel
 - Pavement
 - Concrete
 - Decking
 - Structure
 - Property Boundary
 - Centerline
 - fence



Notes:

Zoned = RN-2

Building Setbacks (per zoning)

- 20' Front (or average of block face: ≈12')
- 7.4' Interior Sides (15% of lot width)
- 12' Corner side setback
- 25' Rear

Utility and Drainage Easement (per plat)

- 5' along all interior lot lines
- 10' along all exterior subdivision boundaries & along right of ways

Flood Insurance Rate Map

#: 47093C0277G

Dated: 8/5/2013

Special Flood Hazard Area: X

Base Flood Elevation: none

Contours (if shown) derived from TN State LIDAR Data.

Unless otherwise noted, buildings shown represent eaves and overhangs.

Title opinion not provided. Other easements, encroachments, etc. may exist and not be shown.

All or part of this survey was performed using a dual frequency Sokkia GRX3 GPS base/receiver. Positional accuracy 5mm+0.5 ppm horizontal, 10mm+0.8ppm vertical. Type of GPS field procedure: Real Time Kinematic Network; Datum/Epoch: Horizontal - NAD 83, Vertical- NAVD 1988; Published/Fixed control used: TDOT GNSS Reference Network; Geoid Model: 2018; Combined grid factors: None used.

Certificate of Accuracy

I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice and that this is a category "I" survey and the ratio of precision of the unadjusted survey is 1:10,000 or better as shown hereon.

This is to certify that I have consulted the federal insurance administration flood hazard boundary map noted hereon and the property shown is not located in a special flood hazard area, unless otherwise noted.

All or part of this survey was performed using a dual frequency Sokkia GRX3 GPS base/receiver. Positional accuracy 5mm+0.5 ppm horizontal, 10mm+0.8ppm vertical. Type of GPS field procedure: Real Time Kinematic Network; Datum/Epoch: Horizontal - NAD 83, Vertical- NAVD 1988; Published/Fixed control used: TDOT GNSS Reference Network; Geoid Model: 2018; Combined grid factors: None used.

5/19/2026
Date Timothy J. Howell RLS #2263

Review Exception (existing parcels)

I hereby certify that this is a retracement survey. The property shown hereon is/are existing parcel(s). The boundary lines are accurately depicted using available evidence found in the field and on recorded documents and significantly adheres to the same. As such, this property does not meet T.C.A. §§ 13-3-401's definition of "Subdivision" and does not fall under the purview of the Regional Planning Commission.

5/19/2026
Date Timothy J. Howell RLS #2263

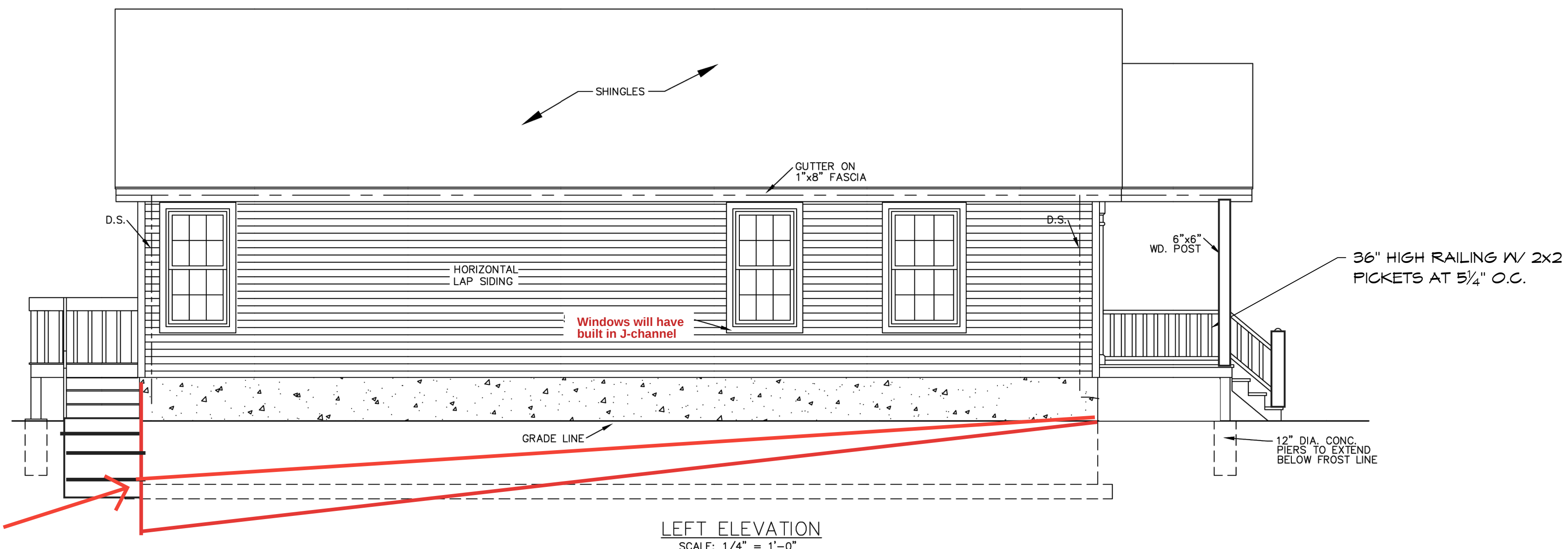
Timothy J Howell, RLS 2263
865-742-2557
105 Long Springs Rd, Suite #9
Sevierville, TN 37876
tim@tnlds.com



Survey and Site Plan of
Lot 3 - Bridges and Petty Property
for
Jesse Alarcon
of Onyx Excavation LLC

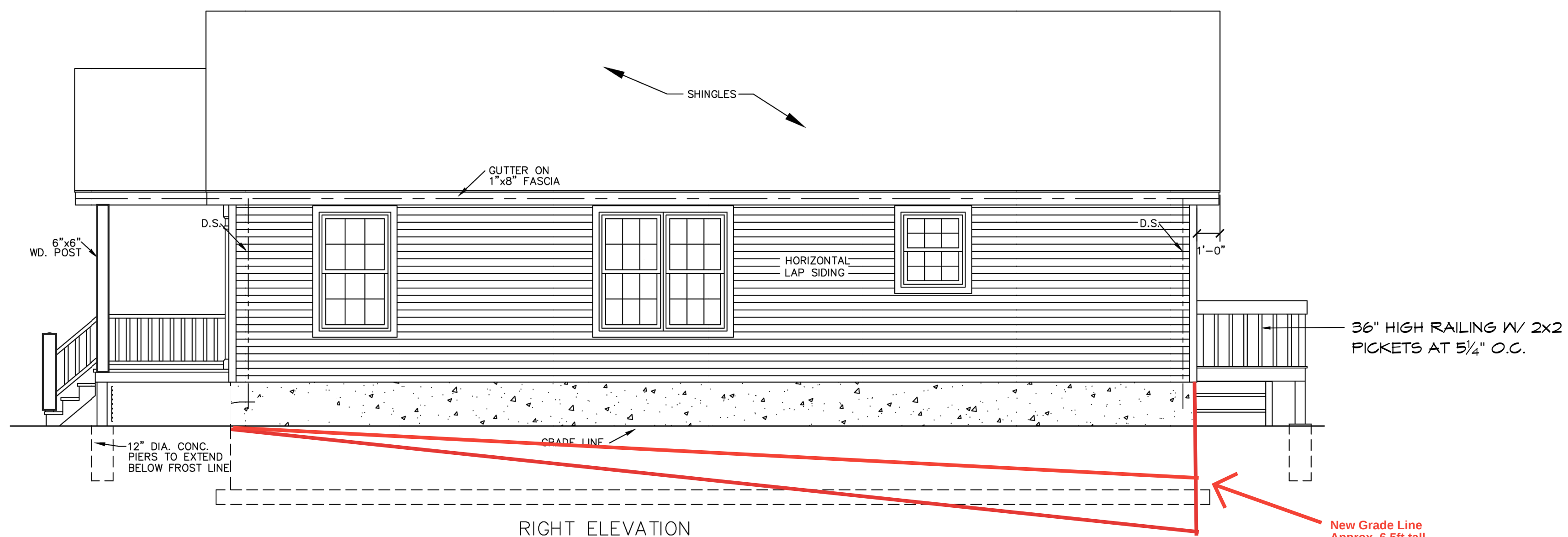
Showing property of Elizabeth Almeta Stevens
Located in the 19th city ward of Knoxville, Tennessee.
Tax Map 0811 Grp A Pcl 31.01 Map: 201205040062297
Deed: Bk. 1355, Pg. 836
May 19, 2026

Project: OHW	Drawing: Bridges & Petty 3
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LEFT ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
*5/4x6 CORNER BOARDS ON FRONT & REAR ELEVATIONS
*5/4x5 CORNER BOARDS ON RIGHT & LEFT ELEVATIONS



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

NOTES:

DESIGN CRITERIA	YARD LUMBER		STRUC. LAM. WOOD BEAM	
	Fb = 1,200 PSI	Fv = 105 PSI	Fb = 2,600 PSI	Fv = 285 PSI
DESIGN LOADS	MINIMUM SOIL BEARING PRESSURE-2,500 PSF		WIND LOAD = 30 M.P.H. NOMINAL	
	WOOD/FR SHINGLES	RAIL UP FILE	WOOD/FR SHINGLES	BALCONIES
DEAD LOAD (PSF)	10	20	10	20
LIVE LOAD (PSF)	30	30	40	40
TOTAL (PSF)	40	40	50	60

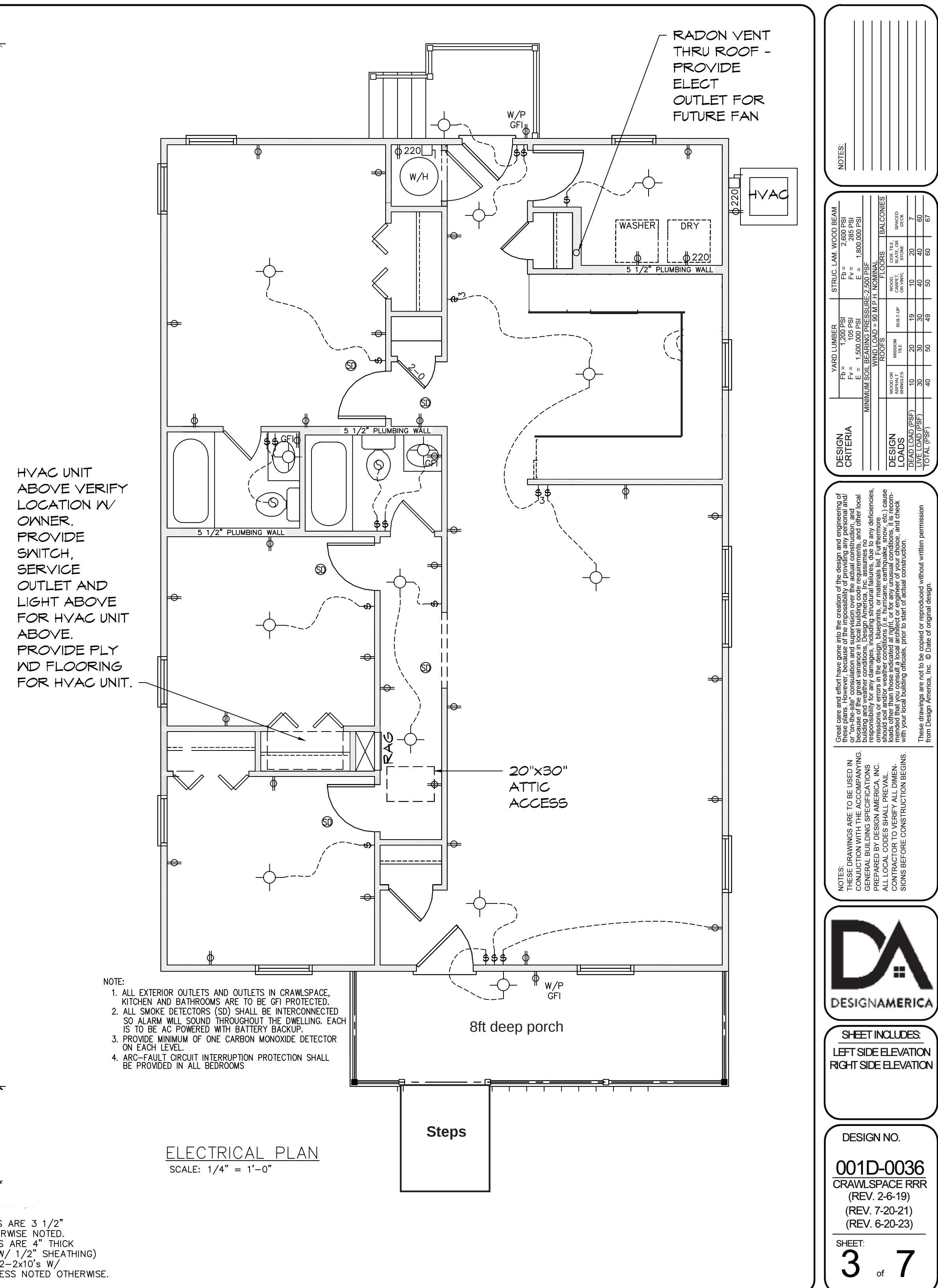
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NOTES:
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SHEET INCLUDES:
LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION

DESIGN NO.
001D-0036
CRAWLSPACE RRR
(REV. 2-6-19)
(REV. 7-20-21)
(REV. 6-20-23)



DESIGN CRITERIA	YARD LUMBER	STRUC. LAM. WOOD BEAM
F _b = 1,100 PSI	F _b = 1,100 PSI	
E = 1,600,000 PSI	E = 1,600,000 PSI	
F _v = 285 PSI	F _v = 285 PSI	
E = 1,800,000 PSI	E = 1,800,000 PSI	

MINIMUM SCILLING AND SPLITTING RESISTANCE FOR NOMINAL		WOOD LOAD = 50 M.P.S.I. NOMINAL		FLOORS		BALCONIES	
DESIGN LOADS (PSF)	DESIGN LIVE LOAD (PSF)	WOOD OF SHIMMER	MINIMUM	MINIMUM	MINIMUM	MINIMUM	MINIMUM
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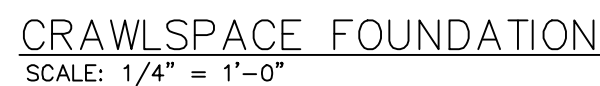
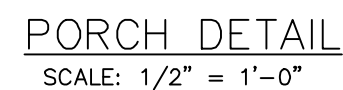
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SHEET:
3 of **7**



SHEET:
2 of **7**