



Staff Report

Knoxville Historic Zoning Commission

File Number: 11-I-25-HZ

Meeting: 11/20/2025
Applicant: Fatima Al-Athari, Tuff Shed
Owner: Frank Janssen

Property Information

Location: 225 E. Oklahoma Ave. **Parcel ID** 81 L S 017
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne, c.1900

Two story frame with weatherboard wall covering. Hip roof with lower cross gables, asphalt shingle covering. Double hung one over one windows. One story wrap around front and side porch with round wood posts on brick piers and spindled wood balustrade. Brick foundation. Irregular plan. Recessed sidelights and transom at front entry.

Staff Recommendation

Staff recommends approval of Certificate 11-I-25-HZ as submitted.

Description of Work

Level II Construction of Addition or Outbuilding

After-the-fact review of a new secondary structure. Carport measures 18'-3" wide by 12'-7" deep and is placed at the rear of the lot, 3'-2" from the rear lot line and 3'-8" from the interior side lot line. The carport is made from pine, with four thick posts with brackets, and is covered by a flat metal roof. It covers an existing concrete pad recessed next to the fence that is accessed via the alley.

Comments

1. 225 E. Oklahoma Avenue is a contributing resource to the Old North Knoxville National Register Historic District and the local overlay.
2. A new shed was approved on this property in October (10-D-25-HZ), and it was identified during permitting for the shed that the carport was built without a permit or HZC approval some time in 2024.
3. The carport is not visible at all from the right-of-way and is screened by a fence. The placement at the rear of the lot is appropriate, and it is compatible in scale with the primary structure. Carports with wood posts and metal roofs have been approved in Old North Knoxville, and the design benefits from the brackets, thick posts, and minimal visibility of the roof.

Applicable Design Guidelines

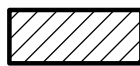
Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

Auxiliary or Outbuildings

2. The design of features like garage doors that face the street shall mimic carriage house doors from an era consistent with the primary building on the lot.
3. Garages shall be located to the rear of the primary building on the lot.
4. Materials used in constructing outbuildings or accessory buildings may only use materials and design characteristics selected from the following list: wood lap siding with a four inch lap or board and batten; a 12/12 roof pitch; overhanging eaves; exposed rafter tails; wood windows; masonry but not exposed concrete block or split-face block; garage doors appearing to be carriage doors or plank doors with x-bracing or perimeter reinforcing timbers.



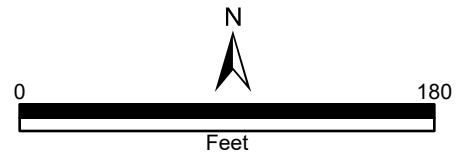
11-I-25-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



225 E. Oklahoma Ave. 37917
Old North Knoxville H

Original Print Date: 11/7/2025
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Fatima Al-Athari, Tuff Shed





DESIGN REVIEW REQUEST

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

Applicant

11-I-25-HZ

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

Name

Company

Address

City

State

Zip

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

Property Address

Parcel ID

Neighborhood

Zoning

AUTHORIZATION

Malynnda Wollert

Staff Signature

Please Print

Date

Fatima Althorani

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:

FEE 2:

FEE 3:

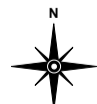
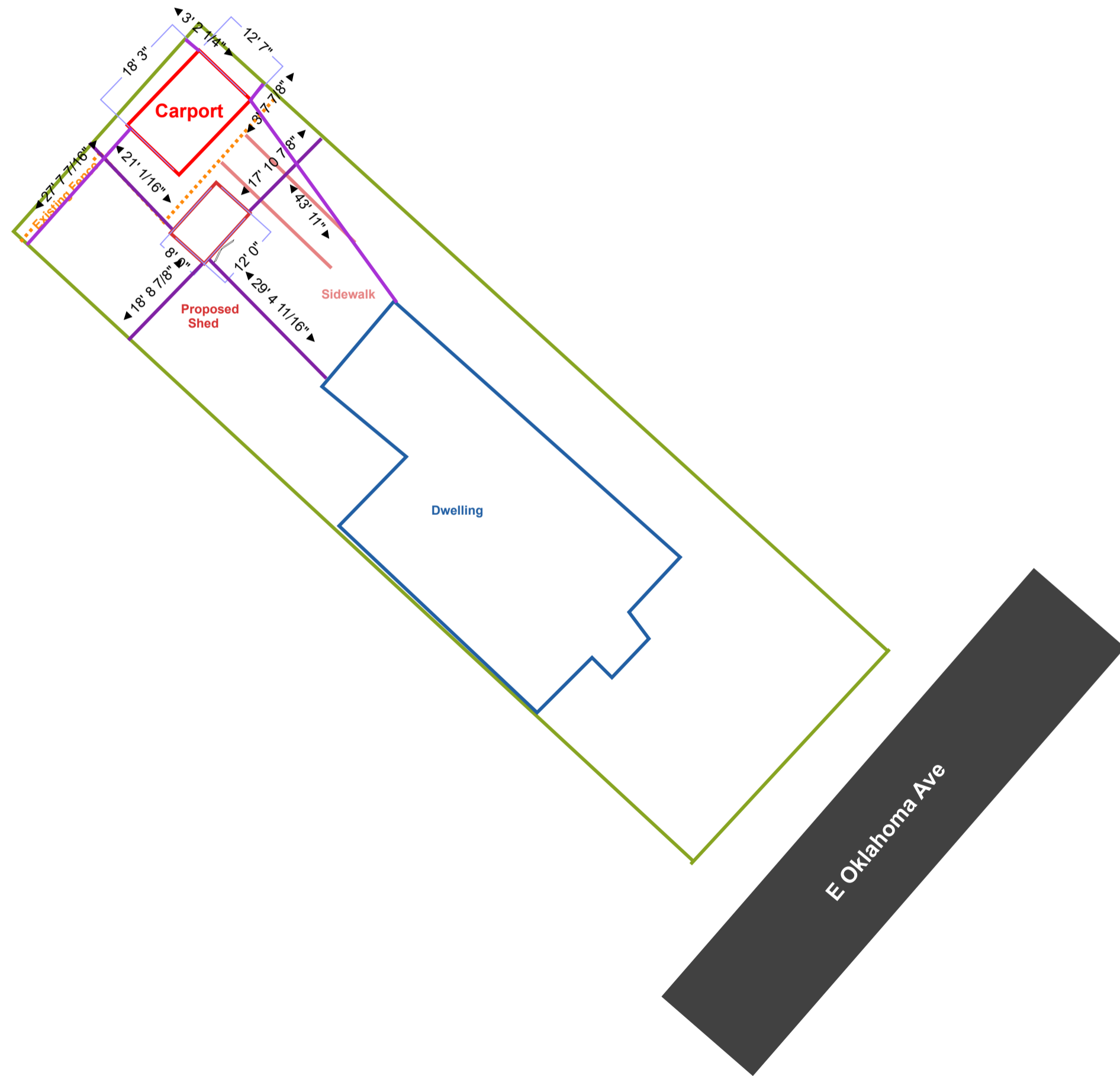
TOTAL:

100.00
 Paid 11/4/25
 DD

BUILDING DATA:

- 1. CONSTRUCTION TYPE: VB
- 2. OCCUPANCY GROUP: U
- 3. USE: STORAGE SHED
- 4. FIRE SPRINKLERS: NONE

NO MEP UNDER THIS PERMIT

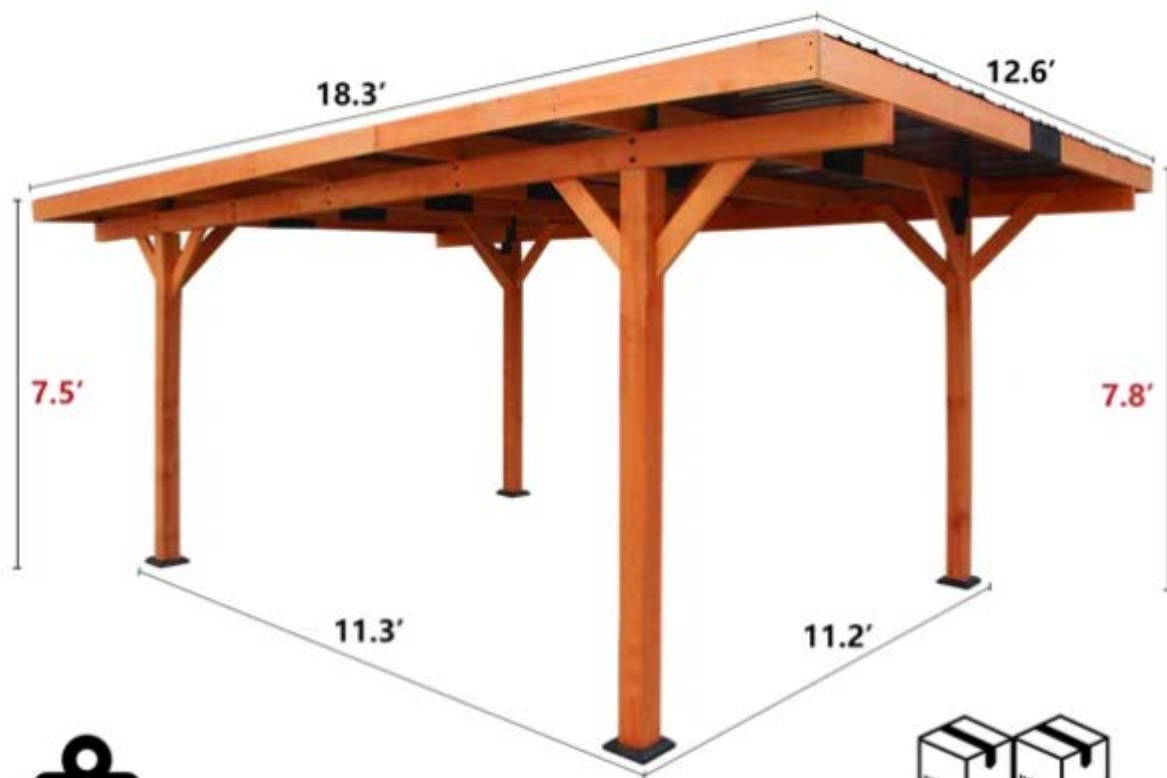


Owner:	Frank Janssen		Drawn:	Fatima Al-Athari	Purpose of building: Storage
Address:	225 East Oklahoma Avenue Knoxville, TN 37917	Scale: 1" : 20' 0"	Date:	09/09/2025	



18.3' x 12.6' CARPORT DIMENSION

The item is delivered in 5 packages and may arrive on separate days





225

TENNESSEE
1E93V5

Re: [EXTERNAL] Re: COA Application

From Fatima Al-Athari <fal-athari@tuffshed.com>

Date Tue 11/4/2025 2:18 PM

To Malynda Wollert <malynda.wollert@knoxplanning.org>

 4 attachments (10 MB)

Carport COA Application.pdf; Frank Janssen- Site Plan (1).pdf; image (9).png; Carport.jpg;

Hello,

I would like to submit for the historic district approval for the carport for this customer. I apologize that this is a last-minute request as the deadline was yesterday. I would like to get this done as soon as possible; however, I understand if I may need to wait. Let me know if you need anything from me or if you have any questions and I will do my best to provide you with my best responses.

Carport Details:

7' 9 3/5" H X 9' 3 4/25" W

Overall Dimensions

7' 9 3/5" H X 12' 7 1/5" W X 18' 3 3/5" D

Side Height - Top to Bottom

7' 9 3/5" H

Overall Product Weight

515 lb.

Overall Area

126.56 square feet

Details

Product Type

Canopy

Number of Legs Included

4

Frame Material

Solid Wood

Canopy Material

Solid Wood

Roof Shape

Flat

Foot Pads Included

Yes

Roof Weight Capacity

720 lb.

Year-Round Use

Yes

Snow Load Capacity

1,636 lb.

Number of Vehicles

1

Wind Rating

100 mph

Product Care

Do not use bleach or bleach solutions, Apply oil to maintain color and prolong durability

Frame Color / Finish

Brown

Garage / Canopy Color

Brown

Wood Species

Pine

Legs Included

Canopy, Roof Panels

Durability

Water Resistant, UV Resistant, Weather Resistant, Rust Resistant

Thanks,

Fatima Al-Athari

Tuff Shed

Permit Technician

From: Malynda Wollert <malynda.wollert@knoxplanning.org>

Sent: Tuesday, November 4, 2025 7:53 AM

To: Fatima Al-Athari <fal-athari@tuffshed.com>

Subject: [EXTERNAL] Re: COA Application

CAUTION: This email came from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Fatima,

The carport will need to be approved by the Historic Zoning Commission, just like the shed. The application deadline for the November meeting was yesterday, but I can let the case be on the agenda if you or the owner submits the application today. Otherwise, approval would have to wait until December.

Best,

Malynda Wollert

Assistant Planner

(865)-215-3511