

Meeting: 5/21/2026
Applicant: Fatima Al-Athari, Tuff Shed
Owner: Jenna Davis

Property Information

Location: 213 Leonard Place **Parcel ID** 81 L G 024
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: 2024, New construction

Staff Recommendation

Staff recommends approval of Certificate 5-A-26-HZ, subject to the following conditions:

- 1) the siding profile to be board-and-batten or lap siding with a 4" reveal; and
 - 2) the windows to be omitted or revised to be single-hung or double-hung and made of wood, aluminum-clad wood, or fiberglass, with final specification submitted to staff for approval.
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Description of Work

Level II Construction of Addition or Outbuilding

New secondary structure. New shed measures 10' wide by 10' deep and will be placed at the rear of the lot, 30'-1" from the rear lot line and 9'-4" from the side lot line. The shed features an exterior of LP vertical groove siding, a 6/12 pitch front-gable roof clad in asphalt shingles, and will rest on the ground. The front elevation features quarter-lite double-doors (LP smooth siding), trim and cornerboards, and the side elevation features a vinyl sliding window; the front and rear elevations feature plastic vents.

Comments

1. 213 Leonard Place is a non-contributing structure to the local overlay and National Register district. The house was completed in 2024, and its plans were approved by the HZC in 2023 (6-D-23-HZ).
 2. The size and placement of the shed are appropriate, and it will not be visible at all from the street.
 3. The design guidelines for outbuildings are prescriptive about materials and features. The shed employs the recommended doors with perimeter trim, but it does not include any other recommended features. While the roof is not 12/12 pitch, sheds with a similar pitch have been approved in the overlay. The composite wood vertical groove siding should be revised to a board-and-batten or lap siding (4" reveal) profile to align with the guidelines. The proposed vinyl windows, vents, and lites in the door do not align with the recommended materials. The windows should be omitted or revised to be double-hung or single-hung and made of wood, aluminum-clad wood, or fiberglass to align with the guidelines and materials approved in the overlay.
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Applicable Design Guidelines

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

E. Wood Wall Coverings

1. Synthetic siding is inappropriate and is not allowed either as replacement siding on existing buildings or new siding in new construction.

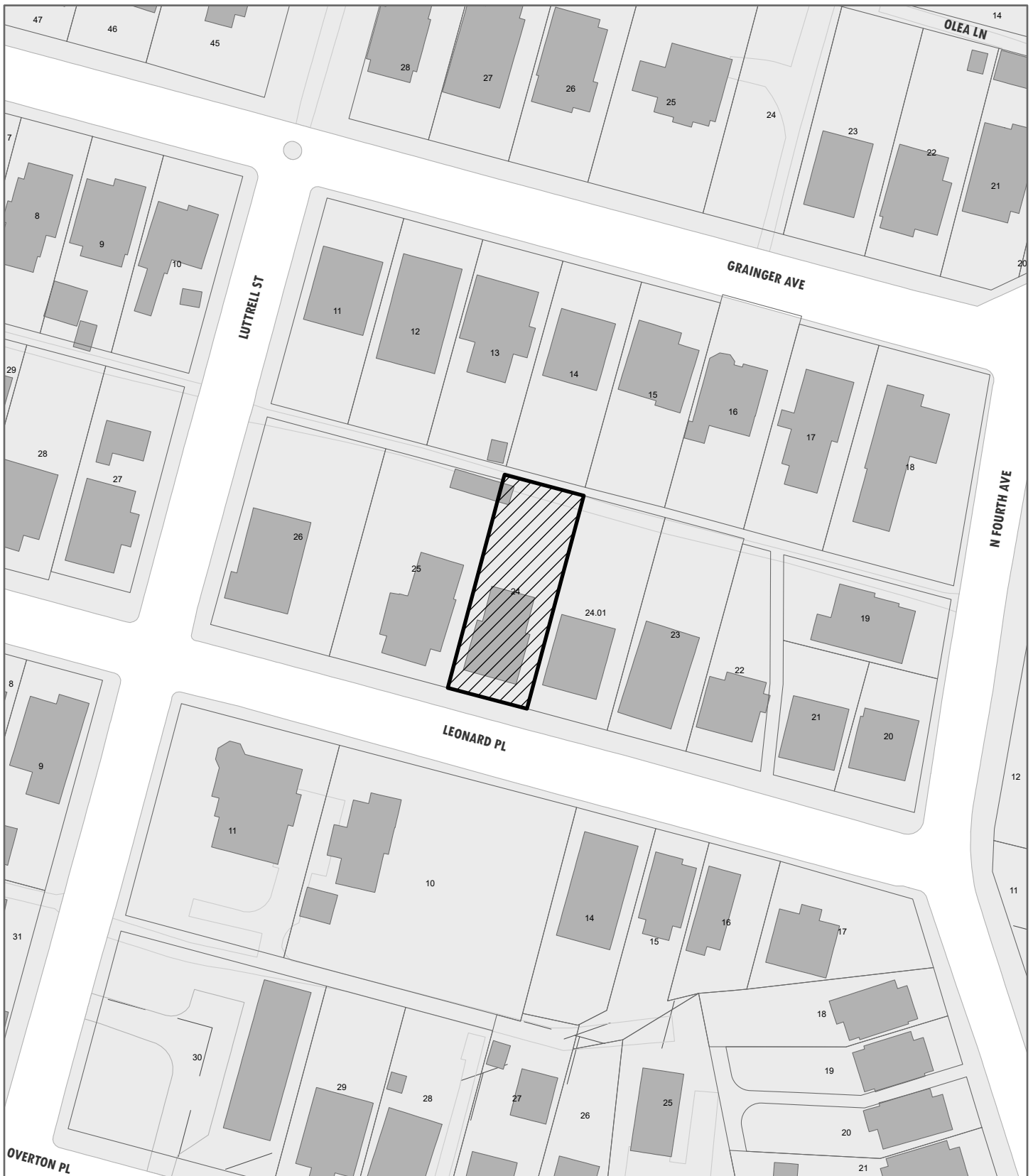
M. Auxiliary or Outbuildings

1. The design of outbuildings such as garages shall acknowledge and suggest the function of original outbuildings that would have been located in the neighborhood.

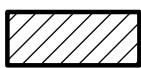
2. The design of features like garage doors that face the street shall mimic carriage house doors from an era consistent with the primary building on the lot.

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.



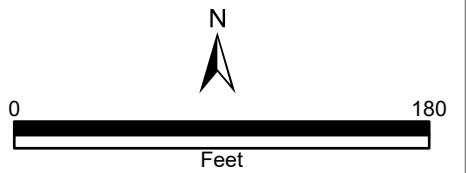
5-A-26-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



213 Leonard Place 37917
 Old North Knoxville H

Original Print Date: 5/7/2026
 Knoxville/Knox County Planning -- Historic Zoning Commission

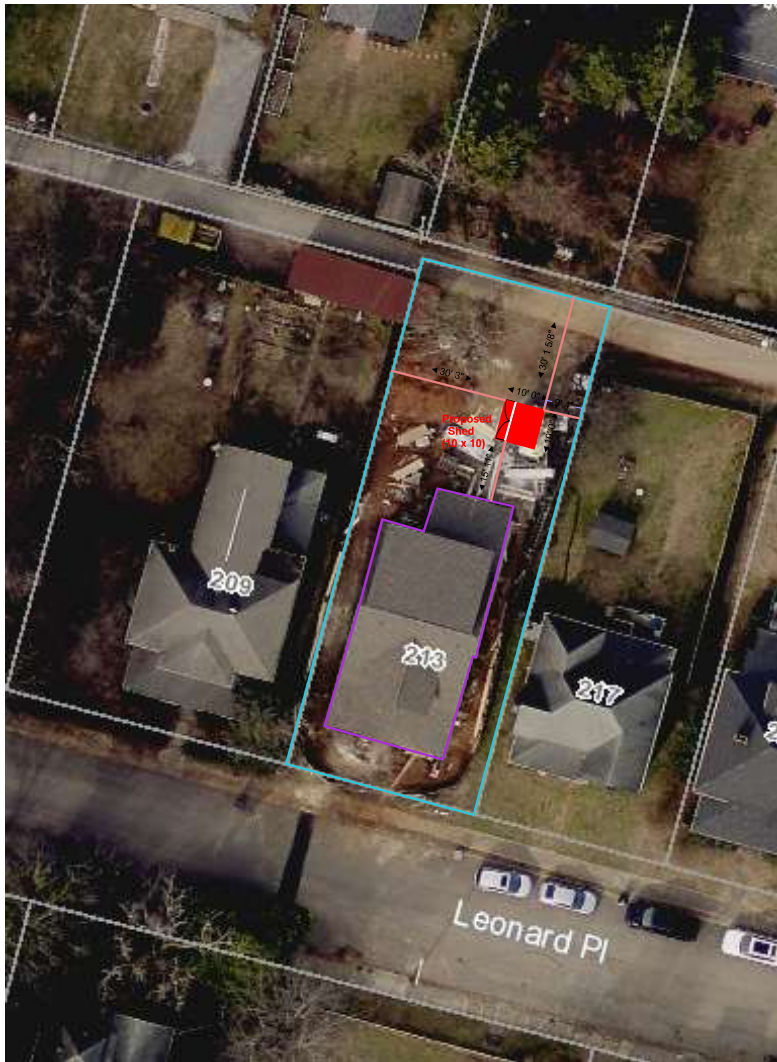
Petitioner: Fatima Al-Athari, Tuff Shed



BUILDING DATA:

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

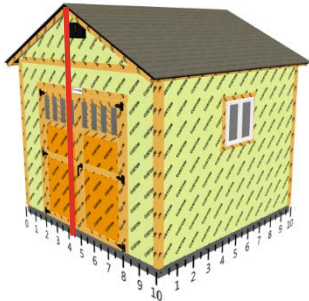
NO MEP UNDER THIS PERMIT



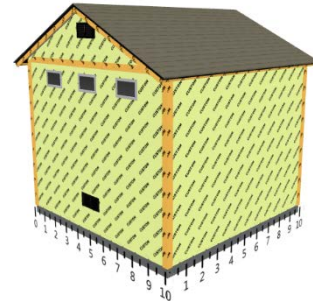
Owner: Jenna Davis			Drawn: Fatima Al-Athari	Purpose of Building: Storage
Address: 213 Leonard Pl Knoxville, TN 37917	Scale: 1"=20'-0"	Date: 03/24/2026		



Peak Roof Height: 10' 8"

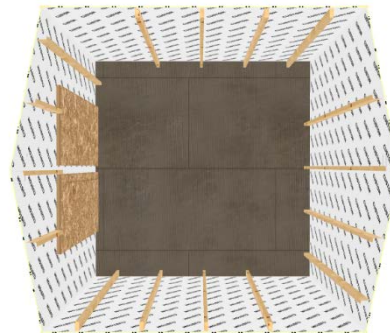


Wall Height: 8' 0"



Wall D

Wall A



Wall C

Wall B

Base Details/Permit Details

Building Size & Style

Premier Pro Tall Ranch - 10' wide by 10' long

Paint Selection

Base: Customer Supplied Color, Trim: Customer Supplied Color, Accent (Doors, Shutters): Customer Supplied Color

Roof Selection

Weathered Wood Dimensional Premium Shingle

Drip Edge

Black

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Optional Details

Special Instructions

2-4 inches of leveling will be required for the last 4ft of the shed

Doors

3' x 6'7" Double Shed Door (6'), BLACK In-Door Vertical Transom (3' door), Decorative Door Hardware, Keyless Handle Upgrade

Windows

2'x2' Insulated Horizontal Sliding Window

Transoms

3 Ea Transom Window - Black (16"x8")

Roof

136 Sq Ft Roof - 6/12 Roof Pitch Upgrade

Floor and Foundation

100 Sq Ft 16" OC Joist Spacing

Interior

40 Sq Ft Overhead Loft Cottage Light

Vents

3 Ea 16"x8" Wall Vent - Black
 10 Ea Floor Track Vent Screen

Loft

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Grass

Re: [EXTERNAL] 213 Leonard Pl Shed - 5-A-26-HZ

From Fatima Al-Athari <fal-athari@tuffshed.com>
Date Tue 5/12/2026 12:53 PM
To Malynda Wollert <malynda.wollert@knoxplanning.org>

Hello,
This is Fatima, permit technician with Tuff Shed. Please see the attached materials for this customer's build.
Asphalt shingles, LP vertical groove siding. LP no groove siding for door. Windows are vinyl insulated sliders.
Vents are plastic 16x8 snap in.
Please let me know if you need anything else!
Thank you,

Fatima Al-Athari
Tuff Shed
Permit Technician

From: Malynda Wollert <malynda.wollert@knoxplanning.org>
Sent: Monday, May 4, 2026 12:42 PM
To: Fatima Al-Athari <fal-athari@tuffshed.com>
Subject: [EXTERNAL] 213 Leonard Pl Shed - 5-A-26-HZ

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,

I'm currently reviewing your new shed at 213 Leonard Place and wanted to clarify the materials. I'm assuming the roof will be asphalt shingles. Can you please let me know what materials will be used for the following elements: siding, door, window, and vents? Thank you!

Best,

Malynda Wollert
Assistant Planner
Direct: 865-215-3511
Main Office: 865-215-3193

