

Meeting: 9/17/2026
Applicant: Emily Reichard
Owner: Emily Reichard

Property Information

Location: 1616 Washington Ave. **Parcel ID:** 82 P F 010
District: Edgewood-Park City H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne cottage, c.1900

One-story frame residence with a hipped roof with projecting gables clad in asphalt shingles, an exterior of wood lap and shingle siding, and a brick foundation. Partial-width, wrap-around front porch with a hipped roof with an engaged gable centered over the entry.

Staff Recommendation

Staff recommends approval of Certificate 9-A-26-HZ as submitted.

Description of Work

Level II Construction of Addition or Outbuilding, Demolition/Relocation of Noncontributing Structure

Demolition of existing non-historic secondary structure (10' by 7' concrete block structure, located at the rear of the property, adjoining the alley).

New secondary structure. New shed measures 16' wide by 22' deep and is proposed for the rear (southeast) corner of the property, located 6' from the side and rear property lines. The shed features a 10/12 pitch gable roof clad in asphalt shingles, an exterior of fiber cement lap siding with an exposure to match the house and fiber cement shingles in the gable field, and a slab foundation. Paired half-light doors are located on one elevation, with three full-light transom windows on both side elevations.

Comments

1. 1616 Washington Ave is a contributing resource to the Park City National Register Historic District and the local overlay.
 2. The outbuilding is listed as "non-contributing" in the NRHP nomination, as a c.1950 one-story concrete block shed. Demolition of a building that does not contribute to the historic or architectural character of the district is appropriate within the guidelines.
 3. The proposed shed is located at the rear of the property towards the alley; placement of the shed is appropriate within the guidelines.
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4. The proposed shed will be visually compatible with the new house, using a roof shape, pitch, and exterior wall and roof materials compatible with the historic building.
 5. The updated Edgewood-Park City guidelines recommend that windows and doors be proportionally consistent with the size of the historic structures, but do not have specific standards for windows and door materials on new sheds. The proposed windows and door are compatible in size, scale, and design with the shed and the new house.
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Applicable Design Guidelines

Edgewood-Park City Design Guidelines, adopted by the Knoxville City Council on May 27, 2025.

Accessory Structures

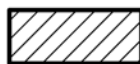
1. Preserve historic accessory structures.
3. Design new accessory structures to be compatible with the primary building on the lot as well as adjacent structures.
 - A. Design new accessory structures to be visually compatible with the property and the district in terms of scale, size, and materials. Simplified designs are the most appropriate.
 - B. Utilize a roof shape and pitch that is consistent with accessory structures historically found in the district or with that of the primary building.
 - C. Select exterior wall and roof materials that are visually compatible with historic materials found in the district.
 - D. Choose windows and doors that are proportionately consistent with the size of the accessory structure.
 - E. Accessory structures that are greater than one-third of the footprint of the primary building on the site are not appropriate.
4. Respect the character of the site when designing a new accessory structure.
 - A. Retain the historic relationship between the primary building, open space, and landscape features when siting a new accessory structure.
 - B. Locate new accessory structures in rear yards unless documented precedent exists within the district for other locations.

Demolition

6. Approval for demolition may be considered if the HZC determines that the building or structure does not contribute to the historical or architectural character of the district.



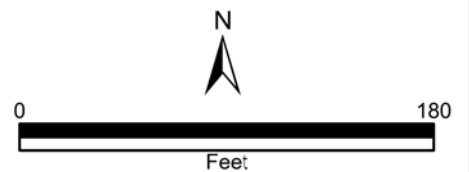
9-A-26-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1616 Washington Ave. 37917
 Edgewood-Park City H

Original Print Date: 8/26/2026
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Emily Reichard



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: This design request is for the construction of a new accessory structure to be used as a storage building and workshop at the rear of 1616 Washington Avenue. The new structure will replace an existing non-historic cinderblock shed in the backyard.
The accessory structure will be designed to match the architectural character of the existing home, including its materials, and overall appearance, so it is compatible with the historic property.

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:	TOTAL:
FEE 2:	
FEE 3:	

PROJECT INFORMATION	
KNOW COUNTY CITY OF KNOXVILLE	
Applicable Codes:	
2017	ICC/ANSI A117.1
2024	International Building Code
2019	International Energy Conservation Code
2024	International Fire Code w/ adopting ordinance
2024	International Mechanical Code
2024	International Plumbing
2024	International Fuel and Gas Code
2023	National Electric Code w/ adopting ordinance
2010	ADA Standards for Accessible Design
Occupancy Classification:	S-2 (Storage / Utility)
Type of Construction:	TYPE V
New S.F. =	352 S.F.
DESCRIPTION:	The project will include the construction of a new detached workshop. The building will not be used for living or storing vehicles and does not include plumbing or hvac.

KNOX COUNTY CITY OF KNOXVILLE

Applicable Codes:

2017	ICC/ANSI A117.1
2024	International Building Code
2018	International Energy Conservation Code
2024	International Fire Code w/ adopting ordinance
2024	International Mechanical Code
2024	International Plumbing Code
2024	International Fuel and Gas Code
2023	National Electric Code w/ adopting ordinance
2010	ADA Standards for Accessible Design

Occupancy Classification: S-2 (Storage / Utility)

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WALL TYPE LEGEND	
	2 x 6 WOOD STUD WALL WITH STUDS AT 1'-4" O.C. & R-19 BATT. INSULATION. 5/8" P.T. PLYWOOD ON INTERIOR SIDE, 5/8" EXTERIOR GRADE PLYWOOD, VAPOR BARRIER, & HARDY BOARD SIDING - PAINTED TO MATCH EXISTING - EXTEND TO BEARING HEIGHT AT 9'-0" O.C. FILL WALL CAVITY WITH BATT. INSULATION
NOTE: INSTALL P.T. PLYWOOD ON INTERIOR WALLS	

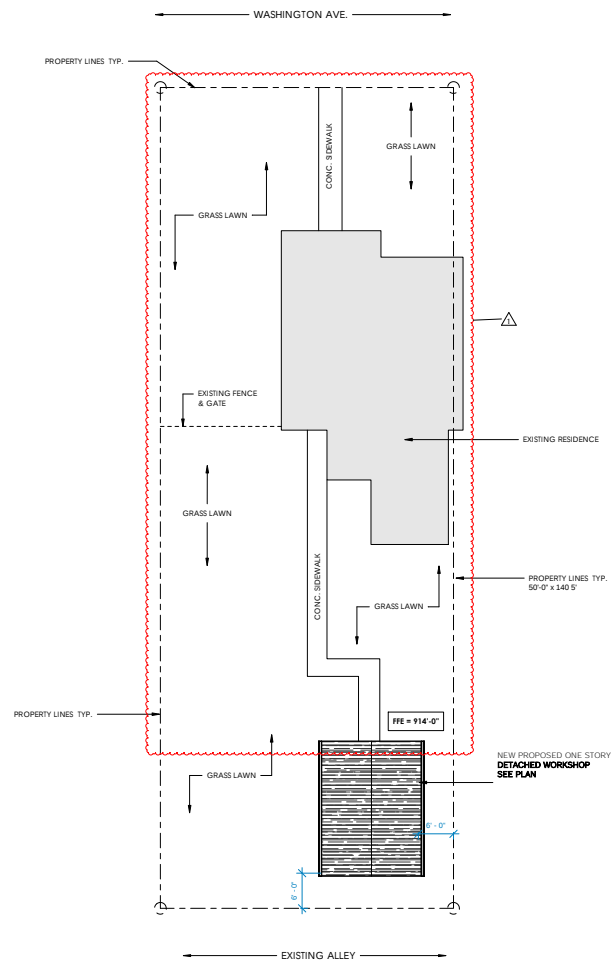
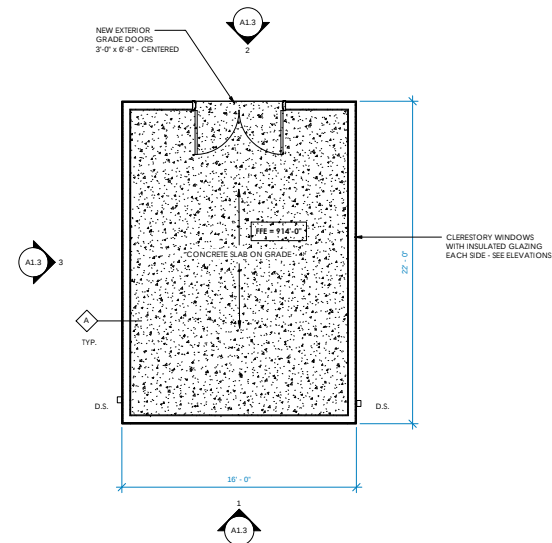
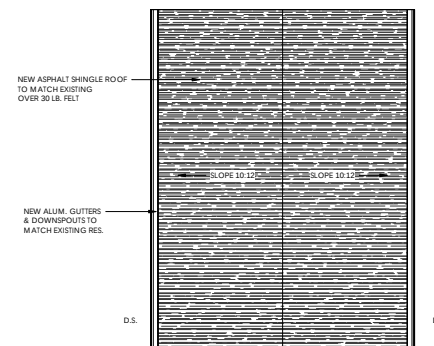
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NOTE: INSTALL P.T. PLYWOOD ON INTERIOR WALLS

SITE INFORMATION	
KNOX COUNTY	
CITY OF KNOXVILLE ZONING:	
RN - 2 PARCEL ID: 082PF010	
PARCEL TYPE: NORMAL CITY	
BLOCK: 15522 ACREAGE:	
0.17 ACRES	
SITE TOTAL S.F.: 7,000 S.F.	
HOUSE FOOTPRINT: 1,198 S.F.	
NEW BUILDING S.F.: 352 S.F.	
SIDEWALKS: 270 S.F.	
IMPERVIOUS S.F.: 1,680 S.F.	
TOTAL BUILDING COVERAGE = 22% OF SITE < 30%	
TOTAL IMPERVIOUS = 26% OF SITE < 40%	

KNOX COUNTY
CITY OF KNOXVILLE ZONING:
RN-2 PARCEL ID: 082PF010
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SITE TOTAL S.F.: 7,000 S.F.
HOUSE FOOTPRINT: 1,198 S.F.
NEW BUILDING S.F.: 352 S.F.
SIDEWALKS: 270 S.F.
IMPERVIOUS S.F. = 1,850 S.F.
TOTAL BUILDING COVERAGE = 22% OF SITE < 30%
TOTAL IMPERVIOUS = 26% OF SITE < 40%

PROJECT
NUMBERPROJECT
NORTHPROJECT
NORTH

Detached Workshop Addition For:
REICHARD RESIDENCE
1616 Washington Avenue
Knoxville, TN 37917

SITE PLAN, FLOOR
PLAN, ROOF PLAN
& NOTES

REVISIONS

REV #	Description	Date
1	Revision 1	8-10-26

DATE: 6/30/2026

PROJECT NO: 260276

A1.1

GENERAL STRUCTURAL NOTES:

BUILDING CODE: INTERNATIONAL RESIDENTIAL BUILDING CODE 2018

WIND LOAD: 115 MPH

GROUND SNOW LOAD: 15 PSF

THE BASIC STRUCTURAL SYSTEM AND SEISMIC RESISTING SYSTEM ACCORDING TO TABLE 12.2-1 ASCE IS LIGHT FRAMED WALLS WITH SHEAR PANELS, BEARING WALL SYSTEM.

THE ANALYSIS PROCEDURE USED IS THE EQUIVALENT LATERAL FORCE PROCEDURE PER SECT. 12.8 ASCE

LIVE LOAD:

ROOF: 20 PSF

DECK: 60 PSF

DEAD LOAD:

ROOF: 10 PSF

DECK: 10 PSF

ASSUMED ALLOWABLE SOIL BEARING CAPACITY = 1,500 PSF

1. ALL FOOTINGS MUST BEAR ON UNDISTURBED SOIL OR ENGINEERED COMPACTED FILL.

2. STEP FOOTINGS AS REQUIRED BY SOIL AND GRADE CONDITIONS.

3. ALLOWABLE SOIL BEARING CAPACITY HAS BEEN USED FOR PRELIMINARY DESIGN.

4. SOIL CAPACITY TO BE DETERMINED BY GEOTECH BORINGS IF REQUIRED AND REQUESTED BY OWNER.

MASONRY NOTES:

1. ALL HOLLOW CONCRETE MASONRY UNITS TO MEET A.S.T.M. SPECIFICATIONS C90, GRADE N, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF A MASONRY UNIT OF 1,900 PSI. AS TESTED ACCORDING TO ASTM C140 OR NET COMPRESSIVE STRENGTH OF "MASONRY" OF 1,500 PSI, AS DETERMINED BY THE PRISM TEST METHOD ASTM E447 (SEE SPECIFICATIONS ACI 530-99 TABLE 2).

2. ALL MORTAR SHALL MEET A.S.T.M. SPECIFICATIONS FOR TYPE "S" PORTLAND CEMENT MORTAR WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,800 PSI. ADDITIVES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.

3. MASONRY CEMENT IS NOT ACCEPTABLE.

4. ALL GROUT SHALL HAVE A COMPRESSIVE STRENGTH OF 2,000 PSI, MINIMUM.

5. LAP SPICE REINFORCING FOR MASONRY SHALL BE A MINIMUM OF 48 BAR DIAMETERS. DEVELOPMENT SHALL BE 36 BAR DIAMETERS UNLESS NOTED OTHERWISE.

6. ALL MASONRY CELLS SHALL BE FILLED SOLID WITH GROUT.

7. TEMPORARY BRACING OF ALL MASONRY WORK IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBS.

GENERAL WOOD NOTES:

1. MAXIMUM WOOD MOISTURE CONTENT TO BE 19%.

2. THE SPECIES OF PINE AND GRADE OF STRUCTURAL LUMBER SHALL BE AS FOLLOWS:

MEMBER	SPECIES	GRADE	SINGLE B	PARALLEL E	E
2 x 4	SPRUCE PINE FIR	NO.2	475	425	1,000,000
2 x 6	SPRUCE PINE FIR	NO.1	800	625	1,200,000
2 x 10	YELLOW SOUTHERN PINE	NO.1	1200	625	1,600,000
2 x 12	YELLOW SOUTHERN PINE	NO.1	1450	1250	1,700,000

3. ALL WOOD IN CONTACT WITH SOIL, WEATHER, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

4. SILL ANCHORS IN CONTACT WITH PRESSURE TREATED LUMBER MUST BE HOT-DIPPED GALVANIZED.

5. THE QUANTITY AND SIZE OF NAILS OR BOLTS CONNECTING WOOD MEMBERS SHALL BE SPECIFIED IN THE 2018 INTERNATIONAL BUILDING CODE.

6. WOOD JOISTS SHALL HAVE A MINIMUM 1 1/2" BEARING ON WOOD OR METAL, 3" MINIMUM BEARING ON MASONRY.

7. WOOD JOISTS SHALL BE SUPPORTED LATERALLY BY BRIDGING OR SOLID BLOCKING, SPACED AT A MAX. INTERVAL OF 8'-0" O.C. THE ENDS OF JOISTS SHALL BE SUPPORTED BY SOLID 2x BLOCKING.

8. DETAILING, FABRICATION, AND ERECTION OF STRUCTURAL WOOD SHALL CONFORM TO CHAPTER 23 OF THE INTERNATIONAL 2018 BUILDING CODE.

9. ALL DIMENSIONS SHOWN ARE TO BE VERIFIED IN FIELD.

10. CONTRACTOR TO CONTACT STRUCTURAL ENGINEER AND ARCHITECT IF ANY DISCREPANCIES OCCUR IN FIELD.

1. SEISMIC ZONE PER ASCE 7 CHAPTER 13 IS CATEGORY C.

2. ROOMS WITH CEILING AREAS OF 144SF OR LESS ARE EXEMPT FROM THE FOLLOWING REQUIREMENTS.

3. BASIS OF CEILING DESIGN SYSTEM IS ARMSTRONG DUNEIR BEVELED REGULAR 2' x 2' CEILING TILES WITH SEISMIC RX SUPRANER® XL 9/16" EXPOSED TEE SYSTEM CEILING GRID. ICC-65 RECOGNIZES THE ARMSTRONG SEISMIC RX SUSPENSION SYSTEM AS A CODE-COMPLIANT SOLUTION PER ESR-1308.

4. SUSPENDED ACOUSTIC TILE CEILING SYSTEMS TO BE INSTALLED TO MEET ASTM E580 FOR SEISMIC DESIGN CATEGORY C WITH THE FOLLOWING REQUIREMENTS:

- MINIMUM 7/8" WALL MOLDING
- SUSPENSION SYSTEM MUST NOT BE ATTACHED TO THE WALL MOLDING.
- MINIMUM 3/8" CLEARANCE ON ALL SIDES.
- MINIMUM 3/8" OVERLAP OF THE SUSPENSION SYSTEM ON THE WALL MOLDING.
- ENDS OF MAIN BEAMS AND CROSS TEES MUST BE TIED TOGETHER TO PREVENT SPREADING.
- SAFETY WIRES REQUIRED ON LIGHT FIXTURES.
- SEE ADJACENT WALL MOLDING DETAILS.

5. ASCE 7 SECTION 13.5.6.2.2 MANDATES THAT CEILING AREAS GREATER THAN 2 500 SF MUST HAVE SEISMIC SEPARATION JOINTS.

- FOR MAIN BEAMS UTILIZE ARMSTRONG SEISMIC JOINT CLIP SSMR.
- FOR CROSS TEES UTILIZE ARMSTRONG SEISMIC JOINT CLIP SSCP & SCSF.

DELEGATED DESIGN:

THE FOLLOWING ELEMENTS SHALL BE CONSIDERED DELEGATED AND SHALL REQUIRE SIGNED AND STAMPED / SCALED SHOP DRAWINGS AND CALCULATIONS PREPARED BY A PROFESSIONAL LICENSED ENGINEER IN THE STATE OF TENNESSEE.

1. ALL PRE-ENGINEERED WOOD TRUSSES.

2. ALL PRE-ENGINEERED AWNINGS.

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES & REGULATIONS ADOPTED BY COUNTY & STATE AUTHORITIES.

2. ALL ELECTRICAL WORK SHALL BE COMPLETED BY A LICENSED ELECTRICIAN UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR OF RECORD.

3. ELECTRICIAN SHALL INSPECT EXISTING ELECTRICAL CONDITIONS AND REPORT TO THE OWNER, ARCHITECT, & GENERAL CONTRACTOR IF ANY UPGRADES ARE REQUIRED. ELECTRICIAN SHALL INSPECT THE EXISTING RESIDENCE FOR ANY ELECTRICAL CONDITIONS THAT DO NOT MEET ELECTRICAL CODE.

4. ELECTRICIAN SHALL COORDINATE WITH THE HVAC CONTRACTOR PRIOR TO THE INSTALLATION OF HVAC RELATED WIRING AND POWER CONNECTIONS.

5. ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES, & EQUIPMENT SHALL BE NEW, LABELED, AND LISTED BY A NATIONALLY RECOGNIZED TESTING LAB OR AGENCY, UNLESS NOTED OTHERWISE.

6. ALL ELECTRICAL EQUIPMENT AND RECEPTACLES SHALL BE LABELED WITH BRANCH CIRCUIT INFORMATION (PANEL : CIRCUIT NUMBER).

7. ELECTRICIAN TO COORDINATE WITH OWNER THE LOCATION OF ALL ELECTRICAL EQUIPMENT, LIGHTING, LIGHT SWITCHES, & CONTROLS.

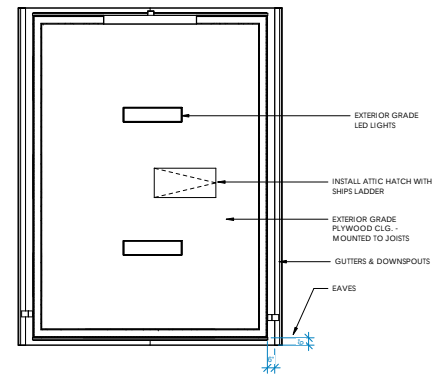
8. WALL OUTLETS TO BE LOCATED IN ACCORDANCE OF LOCAL CODE. COORDINATE SPECIFIC ELECTRICAL OUTLET LOCATIONS & REQUIREMENTS WITH OWNER. REFERENCE BEDROOM, BATHROOM, SHOP, OFFICE & ENTRY ROOM.

HVAC NOTES:

1. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES & REGULATIONS ADOPTED BY COUNTY & STATE AUTHORITIES.

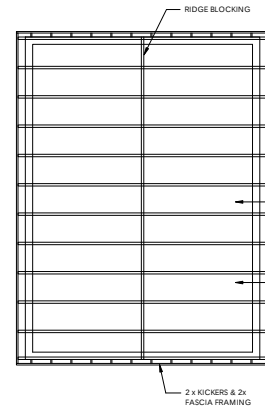
2. ALL MECHANICAL WORK SHALL BE COMPLETED BY A LICENSED HVAC INSTALLER UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR OF RECORD.

3. MECHANICAL INSTALLER TO COORDINATE THE SELECTION & LOCATION OF NEW HVAC EQUIPMENT. COORDINATE WITH OWNER VENT LOCATIONS, COLOR, SIZE, AND STYLE OF VENT COVERS.



1 REFLECTED CEILING PLAN

PROJECT NORTH



2 ROOF FRAMING PLAN

PROJECT NORTH

Detached Workshop Addition For:

REICHARD RESIDENCE

1616 Washington Avenue
Knoxville, TN 37917

REFLECTED
CEILING PLAN,
FRAMING PLAN,
NOTES

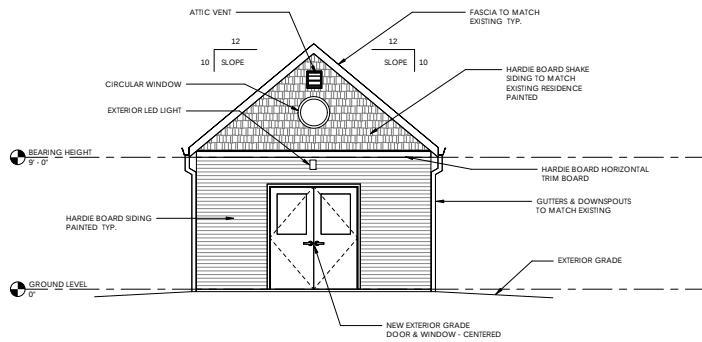
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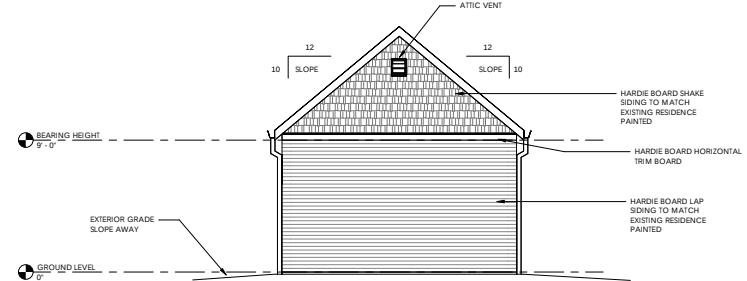
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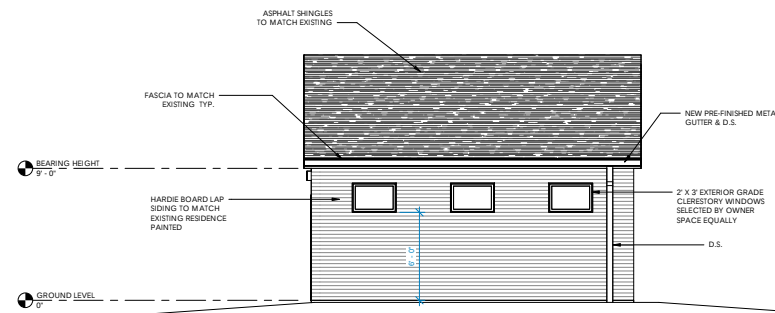
A1.2



2 FRONT BUILDING ELEVATION
A1.3 1/4" = 1'-0"



1 REAR BUILDING ELEVATION
A1.3 1/4" = 1'-0"



3 SIDE BUILDING ELEVATION
A1.3 1/4" = 1'-0"

Detached Workshop Addition For:
REICHARD RESIDENCE
1616 Washington Avenue
Knoxville, TN 37917

EXTERIOR
ELEVATIONS &
PHOTO

REVISIONS
REV # Description Date

DATE: 6/30/2026
PROJECT NO: 260276

A1.3

