

File Number: 4-A-25-IH

Meeting: 4/16/2025
Applicant: Roger Villegas
Owner: Roger Villegas
District: Lonsdale Infill Housing Overlay District

Property Information

Location: 3004 Johnston St. **Parcel ID:** 81 J A 029
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description:
New primary structure.

Description of Work

Level III New Primary Structure

New primary structure fronting Johnston Street. One-story residence features an exterior of vinyl lap siding with corner boards, a front-gable roof (8/12 pitch) clad in asphalt shingles with 1' eave overhangs, and a slab foundation to be clad in stucco or parge-coated. The house is 24' wide by 48' deep and the main massing will be set 28' from the front lot line. It features a full-length, 8' deep porch recessed under a front-gable roof and supported by four 10" square columns. Parking is an 18' wide by 25' deep concrete pad at the rear of the property and is accessed via the alley. The site plan indicates a native or naturalized shade tree in the front and rear yards.

The façade (southwest) features three bays, with a window in the left and right bays and a quarter-lite paneled door in the central bay, and the projecting front-gable massing features a horizontal header and rake end trim. The left elevation features three windows, and the right elevation features two windows and a full-lite secondary entrance with a concrete landing. The rear elevation features one window. All windows are 6/6, single-hung and drawings indicate trim and projecting sills

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.

Comments

1. The house is proposed to be set 28' from the front property line. The average front setback of the block is 7.5' (with measurements to the full-length front porches), with the adjacent houses at 7' and 11'. The house should be moved to 18' from the front property line, which will allow the front porch to be 10' from the front property line and aligned with the block. The final site plan should include a walkway from the front porch to the sidewalk.
2. The block to receive new construction is characterized by shotguns and Craftsman bungalows. The 24' deep by 48' wide house is proportionate to other houses on the block and the lot.
3. Parking is a concrete pad at the rear of the property and is accessed via the alley, which meets design guidelines.
4. The three-bay, one-story façade is similar in scale, height, and design to the context.
5. The design includes a full-length, 8' deep front porch recessed under a projecting front-gable roof supported by four 10" square columns, which meets the design guidelines. The design benefits from the horizontal header, which should be retained.
6. Guidelines recommend window and door styles be similar to historic houses on the block with a similar ratio of solid to void. All elevations feature sufficient transparency, and the 6/6 single-hung windows with trim and the paneled door match the historic context.
7. The 8/12 roof pitch matches the neighborhood context, and the design benefits from the overhanging eaves and rake mold trim.
8. The asphalt shingles, vinyl lap siding, and slab foundation either clad in stucco or parge-coated meet the design guidelines.
9. The final site plan includes a native or naturalized shade tree in the front and rear yards.

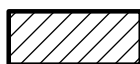
Recommendation

Staff recommends approval of Certificate 4-A-25-IH, subject to the following condition: 1) final site plan to meet City Engineering standards; 2) front setback to be revised to align with the blockface, and to include a walkway from the porch to the street.



4-A-25-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



3004 Johnston St.
Lonsdale Infill Housing Overlay District

Original Print Date: 4/2/2025 Revised:
Knoxville/Knox County Planning · Design Review Board

Petitioner: Roger Villegas



**DESIGN
REVIEW
BOARD**



DESIGN REVIEW REQUEST

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

Roger Villegas

Applicant		
3/25/2025		4-A-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

Roger Villegas

Name		Company	
4209 crestfield rd		knoxville	tn 37921
Address		City	State Zip
8435049929		rogermustanglover@yahoo.com	
Phone	Email		

CURRENT PROPERTY INFO

Roger and Marissa Villegas	4209 crestfield rd	8435049929
Owner Name (if different from applicant)	Owner Address	Owner Phone
3004 johnston st knoxville tn 37921	081JA029	
Property Address	Parcel ID	
ambrose & Galbrath		
Neighborhood	Zoning	

AUTHORIZATION

Lindsay Lanois

Staff Signature	Please Print	Date
	Roger Villegas	3/25/25
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:

Paid 3/27/25
DD

REVISEMENTS	BY
VLZ3009A	






— CONTINUED NOTE—

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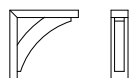


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320 CRESTVIEW CIRCLE
LENOIR CITY TENNESSEE 37172
(262)-594-8812 RD.LETTIG@GMAIL.COM

SYMBOLS LEGEND

 SECTION ID. #
 ON SHEET #
 DETAIL ID. #
 ON SHEET #
 DETAIL ID. #
 ON SHEET #
 PLUMBING ID. #
 MECHANICAL ID. #

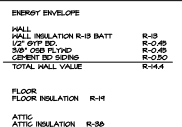
The diagram shows a window and a door. The window is a rectangle with a width of 3050 inches and a height of 3050 inches. The door is a rectangle with a width of 3068 inches and a height of 3068 inches. The dimensions are given in feet and inches.

REMANUFACTURED
RAKE END TRIM

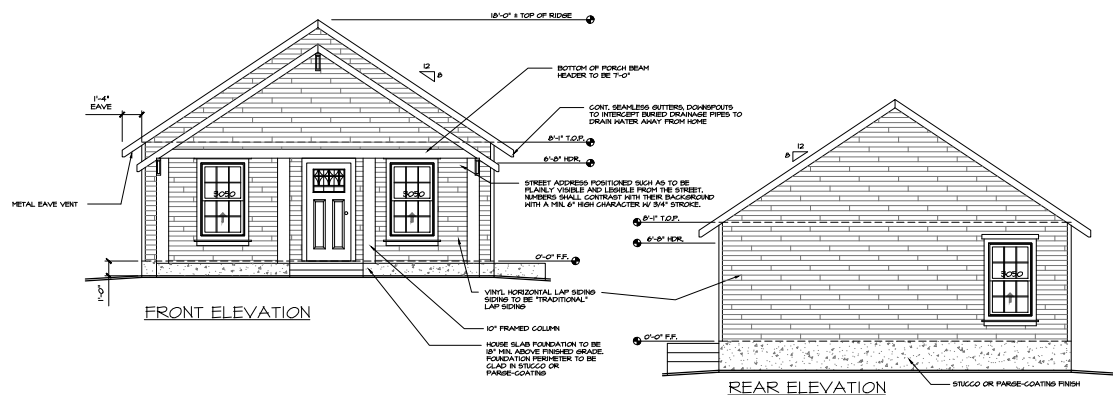
- NOTE:
1. BALLOON FRAME ALL EXTERIOR WALLS WHERE APPLICABLE TO UNDERLIE OF TRUSS.
2. TWO (2) LAYERS OF GRADE "D" PAPER IS REQUIRED AT WOOD SHEAR PANELS
3. PROVIDE 1/8" WOOD BATTENS WHERE ROOF EXCEEDS 7/16" SEE ENR 42666
4. EXTERIOR FINISH TO BE VERTICAL AND HORIZONTAL SLIDS TO BE DETERMINED BY OWNER
5. GUTTER LOCATION AND MATERIAL AND STYLE TO BE DETERMINED BY OWNER. ALL DOWNSPUTS TO DRAIN INTO DRAINAGE LINES DISCHARGING AT THE LOWEST SIDE OF THE HOUSE
6. PROVIDE ATTIC VENTILATION AS PER CURRENT IRC SECT. 1203.2 FOR EAVE VENTS PROVIDE 1% OF VENT FOR EVERY SQ' OF ATTIC
7. PROVIDE AN APPROVED WATERPROOF BALLOON PAPER UNDER WOOD SHINGLES

ATTIC VENTS HOUSE

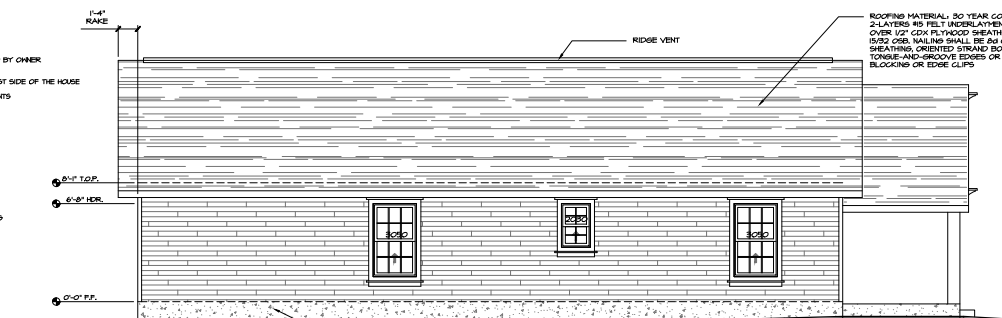
(NOTE FOR 1/300 OF THE AREA OF THE SPACE VENTILATED, PROVIDE A VAPOR RETARDER HAVING A TRANSMISSION RATE NOT TO EXCEED 1 PERM IN ACCORDANCE WITH ASTM E 96 IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION AND PROVIDED 50% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED (AT LEAST 3' ABOVE RAFTS).)



WALL SECTION



REAR ELEVATION




LEFT ELEVATION



RIGHT ELEVATION

DATE	3/6/2025
SCALE	1/4"=1'-0"
DRAWN	RJ
JOB	VIL25004A
SHEET	A201



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SERVICE
 820 CRESTVIEW CIRCLE
 LEWIS CITY TENNESSEE 37122

**EXTERIOR
 ELEVATIONS**

PROJECT

VILLEGAS SPEC
3004 JOHNSTON STREET
KNOXVILLE, TN

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REVISIONS

BY

VIL25004A.L

[illegible]

CONTRACTOR TO FIELD VERIFY ALL GRADED AND/OR NON GRADING FOUNDATION CONDITIONS TO CONFIRM ALL EXTERIOR WALLS COMING INTO CONTACT WITH SOIL ARE TO BE EITHER PULPED OR PROTECTED WITH AN EXTERIOR FINISH.

ALL EXTERIOR DOOR LANDING ARE TO BE 1'-0" MAX. HIGHER THAN TOP OF THRESHOLD ON OUT SINGS DOORS, LANDING TO BE 3'-0" MAX. HIGHER THAN TOP OF THRESHOLD ON IN SINGS DOORS.

FIELD VERIFY SUPPORT POST AND FOUNDATION SYSTEM FOR EXTERIOR STAIRS AND LANDING ARE TO BE VERIFIED FOR ALL EXTERIOR STAIRS.

DRAFTSTOP REQUIRED WHERE THERE IS A USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CILING/CEILING ASSEMBLY. DRAFTSTOP MATERIAL SHALL BE NOT LESS THAN 1/2" MINIMUM THICKNESS. DRAFTSTOP DESIGN SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET.

ELECTRICIAN TO INSTALL RECEPTACLES / W/ HUB POWER SOURCE IN MAIN ROOM, BEDROOMS AND OFFICE. CEILING FANS TO BE INSTALLED IN BEDROOMS ONLY.

BATHROOMS SHALL BE EQUIPPED WITH RECESSED LIGHT FIXTURES, NO. 14, MAIN MOUNT FIXTURES.

REAR COVERED PATIO IS SCREENED IN WITH ACCESS DOOR IN MIDDLE OF LIVING AREA POST SPAN TO UNCOVERED PATIO.

CARPENT TO BE EQUIPPED WITH AN EV CHARGING STATION.

MAIN ELECTRICAL PANEL TO BE EQUIPPED WITH BACK-UP GENERATOR CONNECTIONS.

BATHROOMS TO BE EQUIPPED WITH A CEILING MOUNTED HEATER, HEATER TO INCORPORATE 2 SWITCHES.

CORNER HUNGGEY SECURITY LIGHTING TO BE INSTALLED.

RECESSED LIGHTING TO BE INSTALLED ON FRONT PORCH.

RECESSED LIGHTING INDICATED ON THE LIGHTING PLAN ARE FOR GRAPHIC REPRESENTATION AND FINAL LOCATIONS, QUANTITY, ETC TO BE DETERMINED BY OWNER.

ALL RECEPTACLE, CAT-5, TELEVISION CABLEING, ETC. TO BE DETERMINED BY OWNER.

ALL EXTERIOR WALLS SHALL HAVE A R-13 INSULATION.
ALL ATTIC FLOORS TO HAVE R-38 INSULATION.
ALL SLAB FOUNDATION SHALL HAVE R-10 INSULATION, 24" MIN.
1/2" 6"X6" BD. TO BE INSTALLED PRIOR TO TUBESHOVER INSERTS
TO MAINTAIN COMPLETE THERMAL ENVELOPE. IF SHOWER IS TILE
TILE BACKING BOARD SHALL SUBSTITUTE FOR THE 1/2" 6"X6" BD.
ALL WINDOWS SHALL HAVE A PENETRATION U-FACTOR OF 0.3
MAXIMUM, GLAZED PENETRATION SHGC OF 0.40 MAXIMUM
ALL WINDOWS SHALL HAVE A PENETRATION U-FACTOR OF
0.32 MAXIMUM, GLAZED PENETRATION SHGC OF 0.40
MAXIMUM

PROVIDE CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION THAT COMPLIES TO CURRENT IRC N103.6 SECTION M1505 (850cf HOUSE WITH 5 BEDROOMS = 75CFM). SYSTEM TO BE EQUIPPED WITH A MANUAL SHUT-OFF SWITCH. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE SYSTEM IS NOT OPERATING.

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE COMPONENTS MANUFACTURES INSTALLATION INSTRUCTIONS AND THE CRITERIA ESTABLISHED IN THE FOLLOWING:

THE BUILDING OR DYEWELLING UNIT SHALL BE TESTED AND VERIFIED TO HAVE AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES/HOUR. A WRITTEN REPORT OF THE RESULTS OF THE TESTS SHALL BE PROVIDED TO THE BUILDING OFFICIAL. NO CORRECTIONS PROVIDED TO THE BUILDING OFFICIAL REPORT MUST BE PROVIDED PRIOR TO FINAL INSPECTIVE SIGNATURE OF A CERTIFICATE.


HVAC DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE AND A WRITTEN REPORT OF THE RESULTS OF THE TESTS SHALL BE PROVIDED TO THE BUILDING OFFICIAL. NO CORRECTIONS PROVIDED TO THE BUILDING OFFICIAL REPORT MUST BE PROVIDED PRIOR TO FINAL INSPECTIVE SIGNATURE OF A CERTIFICATE.

HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH "ACCA" MANUAL "S" BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH "ACCA" MANUAL "J" OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES. NEW OR REPLACED HEATING AND COOLING EQUIPMENT SHALL HAVE AN EFFICIENCY RATING EQUAL TO OR GREATER THAN THE MINI-MUM REQUIRED BY FEDERAL LAW FOR THE GEOGRAPHIC LOCATION WHERE THE EQUIPMENT IS INSTALLED.

VERIFY ACTUAL PENETRATION U-VALUES



NOTE:
WINDOW PALL PROTECTION - IN DWELLINGS UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" A.F.P. AND GREATER THAN 12" FROM ANY OTHER SURFACE BEN ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL BE PROVIDED WITH A WINDOW PALL PROTECTION DEVICES WHICH COMPLIES WITH ASTM F2082 AND LIGHTS THE OPERABLE WINDOW OPENING SO AS TO NOT ALLOW THE PASSAGE OF A 4" X 4" WINDOW OPENING CONTROL DEVICE. AFTER OPENING TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT EXCEED THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA SPECIFIED IN SECTION K302.21

DATE	3/21/2025
SCALE	1/4"=1'-0"
DESIGN	RJ
DRAWN	VIL25009
SHEET	A101
	
<p>A&R DESIGN & DRAFTING SERVICE 330 CRESTVIEW CIRCLE LINCOLN, MS 39240 (601)394-0401 RJ@LETTERBALLZ.COM</p>	
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