

File Number: 9-G-26-IH

Meeting: 10/21/2026
Applicant: Roger Villegas Villegas Bros
Owner: Roger Villegas Villegas Bros
District: Lonsdale Infill Housing Overlay District

Property Information

Location: 3339 Divide St. **Parcel ID:** 81 P B 002
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: New primary structure

Staff Recommendation

Staff recommends approval of Certificate 9-G-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) the final site plan to feature a tree retention boundary in the rear yard and at least one existing tree in the front yard;
 - 3) the foundation to be clad in cementitious stucco and major changes to the height to return to the Board for review;
 - 4) the final siding color to be different from the adjacent new construction at 3335 and 3343 Divide Street.
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Description of Work

Level III

New Primary Structure

New primary structure fronting Divide Street. The single family house measures 25' wide by 48' deep and is proposed to be set 35' from the front lot line. Parking is a driveway at the rear of the lot accessed via Savoy Street that branches to provide access to 3343 Divide Street. The site plan includes a walkway from the porch to the street.

The one-story house features an exterior of lap siding, a stuccoed concrete block foundation (1' to 2' tall at front, 5' to 11' tall at rear), and a 6/12 pitch front-gable roof with a projecting front gable massing on the right of the façade with eave overhangs and gable brackets. The façade (northeast) features an 8' deep front porch (concrete steps and foundation) in the center and right bays recessed under the projecting front gable massing and supported by two 10" square columns, and there is a quarter-lite paneled door flanked by paired windows with trim and sills on either side. The side elevations each feature three windows, and the rear elevation features two windows. Most windows are 6/6 and double-hung.

Comments

Background: The 40' wide lot is forested with mature trees and features a cross slope, and there is a steep drop in grade at the street. The rear corner of the lot is within the riparian buffer zone of a stream on 3343 Divide Street.

The applicant is proposing two houses using the same floor plan on the adjacent lots to the north and south.

Front Yards: The block features large front setbacks due to topography. The grade at the street is approximately 984', and the final floor elevation is at 981'. The front setback could be decreased to better align with the height of the street and reduce foundation height on the rear elevation.

House Orientation and Side Yards: Appropriate.

Alleys, Parking, and Services: Appropriate. Parking for 3343 Divide Street must be accessed through this property to meet design guideline recommendations and avoid a blue line stream.

Landscape: Healthy, mature trees at the rear of the lot outside of the parking pad should be retained as feasible. The final site plan should feature a tree retention boundary in the rear yard and at least one existing tree in the front yard.

Scale, Mass, and Foundation Height: Appropriate. The cladding should be cementitious stucco due to the height.

Porches and Stoops: Appropriate.

Windows and Doors: Appropriate.

Roof Shapes and Materials: Appropriate. The gable brackets should be retained.

Siding Materials: Appropriate. The house is differentiated from the adjacent new construction by variations in the front porches and roof forms, and unique siding colors should be used on each house.

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**

9-G-26-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

3339 Divide St.

Lonsdale Infill Housing Overlay District

Original Print Date: 8/26/2026 Revised:
 Knoxville - Knox County Planning - Design Review Board

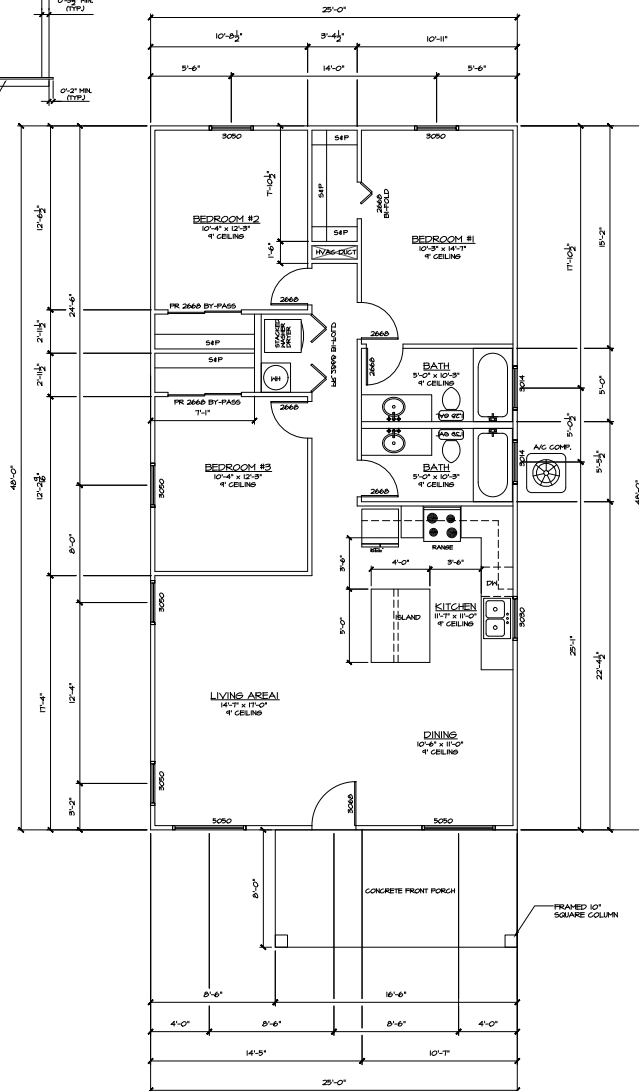
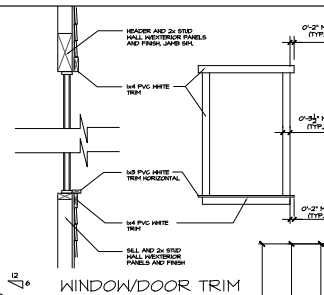
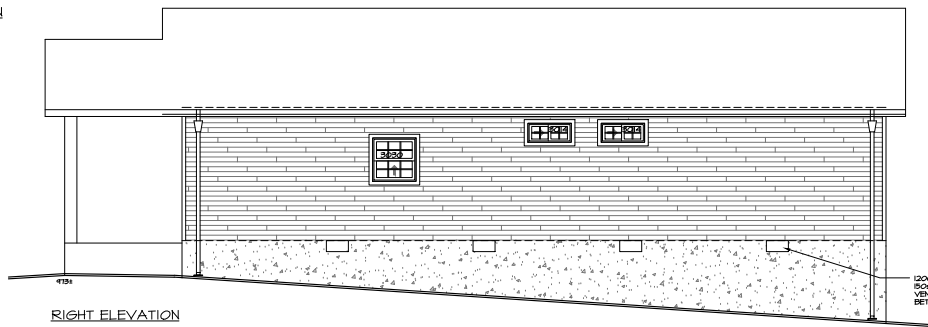
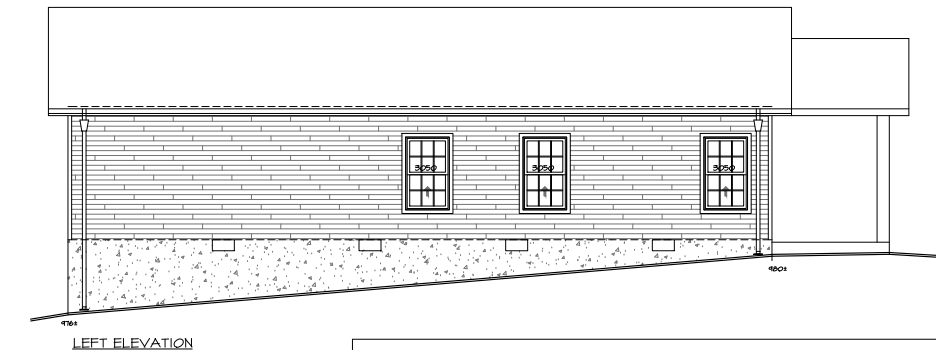
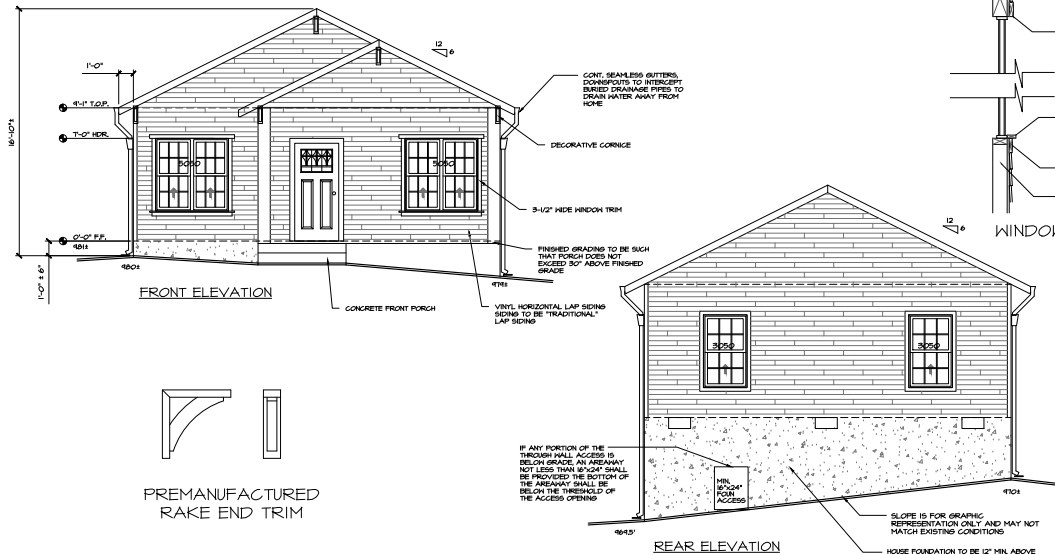
Petitioner: Roger Villegas Villegas Bros

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Feet



FLOOR PLAN

1300W

3334 DIVIDE

REVISIONS	BY
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PROJECT: VILLEGAS SPEC 3334 DIVIDE STREET KNOXVILLE TN	
FLOOR PLAN EXTERIOR ELEVATIONS	
A&R DESIGN & DRAFTING SERVICE 302 LENOIR CITY KENNESSEE 37112 (603) 994-0000 R02TERRA@A&R.COM	
DATE: 4/22/2026 SCALE: 1/4"=1'-0" DRAW: R.J. JOB: VIL26032 SHEET: A101	