JOHNSON VILLAGE
NEIGHBORHOOD FACT SHEET

1,759
RESIDENTS
City: 45,133

7,036
PEOPLE/ SQ MI
City: 4,403

22%
UNDER 18
City: 16%

$488,000
MEDIAN HOME VALUE
City: $516,000 (includes condo units)

58%
RENTER OCCUPIED
City: 61%

0.25
SQ MILES
City: 10.3 sq mi

6th smallest by area, 8th least populous, and 4th densest neighborhood

11%
OVER 65
City: 12%

$2,070
AVERAGE RENT
City: $2,100

More children, with similar housing costs and share of renters as the City overall

19 City Planning Neighborhoods in total; vernacular neighborhood boundaries may vary. Sources: 2020 US Census Data, Charlottesville City Assessor's Office, and publicly available rental listings accessed 07/25.
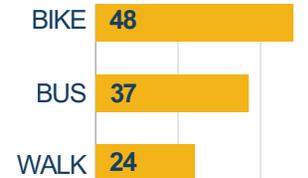
Commuters

DRIVE **67%**
WALK **8%**
BUS **4%**
BIKE **4%**
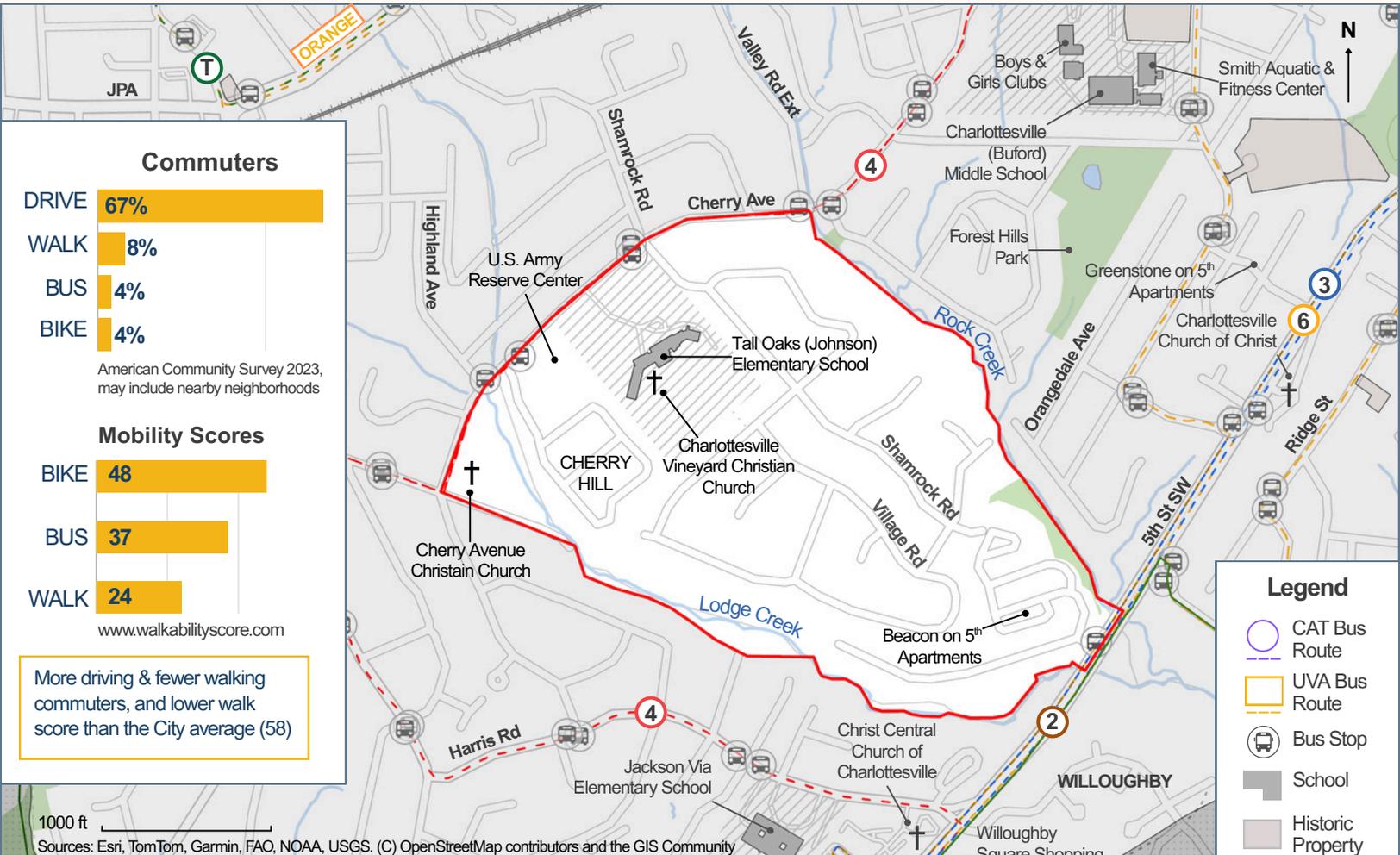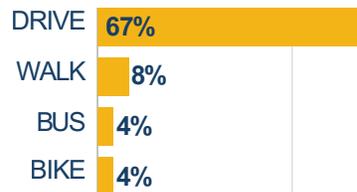
American Community Survey 2023, may include nearby neighborhoods

Mobility Scores

BIKE **48**
BUS **37**
WALK **24**

www.walkabilityscore.com

More driving & fewer walking commuters, and lower walk score than the City average (58)

Legend
- CAT Bus Route
- UVA Bus Route
- Bus Stop
- School
- Historic Property
- Rivanna Trail

Map labels: JPA, ORANGE, Valley Rd Ext, Boys & Girls Clubs, Smith Aquatic & Fitness Center, Charlottesville (Buford) Middle School, Forest Hills Park, Shamrock Rd, Cherry Ave, U.S. Army Reserve Center, Tall Oaks (Johnson) Elementary School, Greenstone on 5th Apartments, Charlottesville Church of Christ, Rock Creek, Highland Ave, Charlottesville Vineyard Christian Church, CHERRY HILL, Shamrock Rd, Orangedale Ave, Ridge St, Village Rd, 5th St SW, Cherry Avenue Christain Church, Lodge Creek, Beacon on 5th Apartments, Harris Rd, Jackson Via Elementary School, Christ Central Church of Charlottesville, WILLOUGHBY, Willoughby Square Shopping Center, ALBEMARLE COUNTY

1000 ft

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS. (C) OpenStreetMap contributors and the GIS Community

Johnson Village was part of Charlottesville's final annexation of Albemarle County land in 1963 that also included the Greenbrier neighborhood, the Barracks Road shopping area, and more. The single-family homes in the original Johnson Village development were built in the mid 1960s and 1970s. The same developer also owned the land that would become the Forest Hills neighborhood, the U.S. Army Reserve Center, and Johnson Elementary, whose 1954 opening pre-dates Johnson Village. Rock Creek and Lodge Creek each flow into Moore's Creek and form the northern and southern boundaries. Shamrock Rd is the only point of access into the neighborhood by car (3 were originally planned), but there is a pedestrian path connecting to the 242-unit Beacon on 5th Apartments built in 2017.

To learn more about Historic Preservation, go to: **www.charlottesville.gov/264**
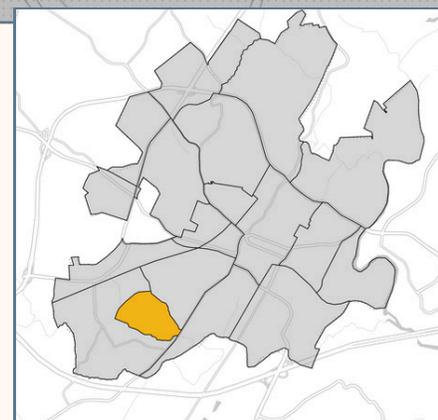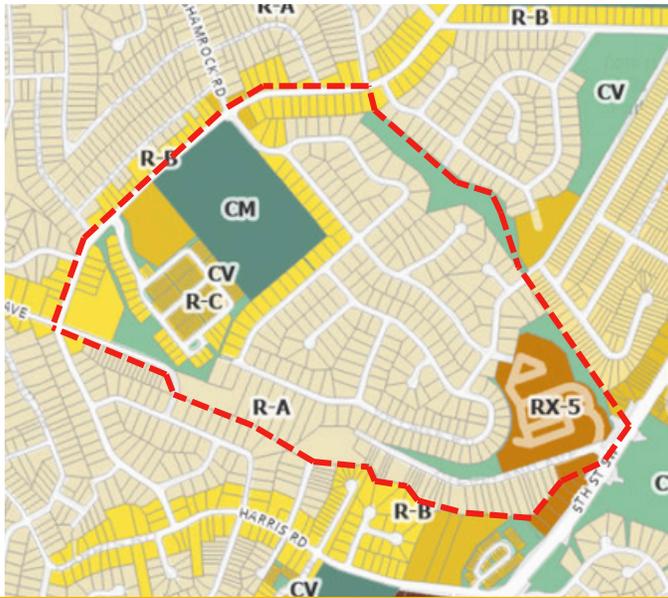
ZONING

What kinds of buildings can be built, and where?

ZONING ORDINANCE (adopted 2024)

In early 2024, City Council adopted a new zoning ordinance, the first major overhaul since 2003.

Most of Johnson Village is zoned **R-A**, allowing residential uses at a base level maximum of 3 units per lot, 4 if the existing house is preserved, and 6 if affordable housing requirements are met.

Lots along Cherry Ave and Tall Oaks Elementary as well as the Cherry Hill subdivision are zoned **R-B or R-C** with base levels of 6 or 8 units per lot. Preservation and affordability bonuses allow 8 & 12 (R-B) or 10 & 12 units (R-C) per lot.

Beacon on 5th and the nearby Cleveland Ave townhomes are zoned **RX-5** allowing residential and limited commercial uses with a base level maximum of 5 stories.

To learn more, go to: **www.charlottesville.gov/268/Zoning**

NEW & PROPOSED DEVELOPMENTS
To learn more, go to: **www.charlottesville.gov/1902**

- 133 Stribling Ave - 12 Residential Units
- 240 Stribling Ave - 170 Townhouse Units
- 0 Monte Vista Ave - 45 Detached Units
- 117 Harris Rd - 14 Residential Units
- 101 Keene Ct - 53 Residential Units
- 408 Harris Rd - 3 Duplexes
- 2005 Jefferson Park Ave - 119 Apartment Units
- 122 Apple Tree Rd - 16 Residential Units

NEW & FUTURE TRAFFIC PROJECTS
To learn more, go to: **www.charlottesville.gov/1912**

- JPA at Stribling - Rapid flashing beacon, crosswalks
- JPA Ext at JPA - Flashing crossing signal
- Cleveland Ave at Woodland - Bump-outs, crosswalk
- JPA between Old Lynchburg and Camelia - Speedtable

CURRENT LAND USE

Land Use	Percentage
Single Family Residential	62%
Multi-Family Residential	19%
Government & Nonprofit	19%
Commercial & Industrial	0%

NEIGHBRORHOOD GROUPS
To learn more, go to: **www.charlottesville.gov/711**

- Johnson Village Neighborhood Association
  - www.jvna.weebly.com
  - JVNA@live.com

NEIGHBORHOOD EVENTS

- Annual Potluck

To contact the City of Charlottesville's Neighborhood Administrators, email **CvilleNeighborhoods@charlottesville.gov**