



# West Hills Neighbors

July 2023 Edition

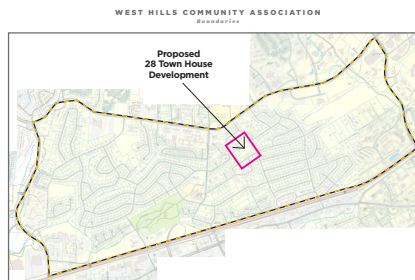
THE BI-MONTHLY NEWSLETTER OF THE WEST HILLS COMMUNITY ASSOCIATION

## Developer Plans 28 Town Houses on Stockton Dr

### Special Called Community Meeting July 24

At the June 19 WHCA Board meeting, prospective developer, Bailey and Duncan Contractors, presented their plans to build 28 town houses in the 7200 block of Stockton Drive. The roughly 5-acre site is consumed by the TVA and KUB's 180'-wide high voltage transmission line easement and a 30'-wide natural gas pipeline easement. The proposed development plan includes a 940'-long roadway, twenty-eight driveways, and a storm water retention reservoir reduces the actual available building space to less than 1.5 acres. To maximize return on investment, four of the five proposed multi-unit

*Continued next page*



Location and site plan views of proposed development



WEST HILLS  
COMMUNITY ASSOCIATION

## SPECIAL CALLED COMMUNITY MEETING

ALL WEST HILLS NEIGHBORS INVITED!

PRESENTATION OF PLANS BY DEVELOPER  
BAILEY AND DUNCAN CONTRACTORS TO BUILD  
**28 TOWN HOUSES OFF  
STOCKTON DRIVE**

FOLLOWED BY

**WEST HILLS NEIGHBORS  
QUESTIONS &  
CONCERNS**

**7PM • MONDAY**

**JULY  
24**

**CHURCH OF THE NAZARENE**  
538 VANOSDALE RD

www.westhillsknoxville.org

structures will be squeezed between the eastern edge of the powerline easement and the property line shared with West Hills Drive homeowners.

Here is how this proposed development will impact the community.

Based on the current trend of two cars per household, it is possible there may be as many as 60 additional vehicles of residents in the development. Homeowners on Stockton, West Hills Road, and Westridge, (all of which serve double-duty as a designated bike route) as well as other streets in the vicinity can expect increased traffic. Neighbors can also expect additional service and delivery vehicles impacting local traffic.

A large section of the south side of the site has experienced substantial flooding over the years. Storm water management on the site will be complicated with such a large impervious footprint created by the 940' roadway, 28 driveways, and five large structures. Managing runoff during construction and following completion of the proposed project is a major concern and should be addressed during the current discussions.

Existing old-growth trees and vegetation—which have provided a natural buffer between homeowners and the powerlines— will be destroyed by clear-cutting. This natural environment also provides shelter to wildlife and reduces runoff onto adjacent properties and into the headwaters of the 4th Creek watershed.

The proposed number of living units per acre is inconsistent with the adjacent existing West Hills community. Because the site is so limited as described above, the proposed structures will create a density far exceeding that of the existing neighborhood.

**I encourage everyone living in West Hills to attend the both the WHCA Special Called Meeting on July 24 and the Planning Commission meeting on August 10.** These are your opportunities to converse directly with the developers, understand the scope and impact of the proposed development, raise questions, and express your concerns.

Prior to the August Planning meeting you may email all the commissioners to express your position on this development by going to [knoxplanning.org/share](mailto:knoxplanning.org/share).

I look forward to seeing you Monday July 24 at the WHCA Special Called Meeting and August 10 at the Planning Commission hearing.

**Your presence and voice are important.**

If you have any questions or comments, feel free to call or text me.

*Lee Hume*

*President, West Hills Community Association*

865-414-9674

Paid advertisement and not an endorsement by West Hills Community Association

**RE-ELECT** LYNNE

# FUGATE

KNOXVILLE

## CITY COUNCIL

AT LARGE SEAT A

Paid for by the Committee to elect Lynne Fugate, Inc. (Not a Candidate)

## Yards of the Month

The WHCA Beautification Committee is excited about judging yards this summer. Will your yard be graced with a Yard of the Month sign? The summertime is a great opportunity to work on displaying the pride we have in our community through landscaping. If you see something you like, ask your neighbor about it.

## Entrance Signs

One of our neighbors, Bill Michie, has graciously volunteered to lead the restoration of all the West Hills entrance signs. Regal Painting will do additional restoration and repaint. Other volunteers will help as needed. The six signs were first installed in the 1990s by the West Hills Beautification Council.

## National Night Out August 1

Come spend a summer evening for this nationally recognized event on **Tuesday, August 1 from 6 to 8:20PM near the Gazebo on the Greenway**. Join your neighbors for this festive evening to show appreciation to our first responders.

Guests of honor will include fire fighters, police officers and state troopers.

Kids of all ages will enjoy the 30 minute fire engine spray at 7:00PM. Dress appropriately.

WHCA's Healthy West Hills will also sponsor a **community bike ride at 7:40PM**.

The dessert truck **Happy Dog Creamery** (*found on Facebook*) and food truck **Knox Bun** ([knoxhun.com/burgers](http://knoxhun.com/burgers)) will be available for the entire event. **West Town Premier Martial Arts** will also be teaching some basic, self defense techniques.

Paid advertisement and not an endorsement by West Hills Community Association

## RE-ELECT

# AMELIA PARKER

COUNCILWOMAN, AT-LARGE SEAT C

2023 PRIMARY ELECTION INFO

FIRST DAY TO REQUEST AN ABSENTEE BALLOT:  
MAY 31

FINAL DAY TO REGISTER TO VOTE BEFORE THE PRIMARY:  
JULY 31

EARLY VOTING:  
AUG 9 - 24

FINAL DAY TO REQUEST AN ABSENTEE BALLOT:  
AUG 22

PRIMARY ELECTION DAY:  
AUG 29



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[VoteAmeliaParker](https://www.instagram.com/VoteAmeliaParker)  
[VoteAmeliaP](https://twitter.com/VoteAmeliaP)

(865) 851-8561

APCCC  
P.O. Box 6132  
Knoxville, TN 37914

Volunteer and Donate:  
[linktr.ee/reelectamelia](https://linktr.ee/reelectamelia)

Paid for by Amelia Parker for City Council | DaVett Jones, Treasurer



## Tennova Plans ER

In February of 2020, WHCA and the former Wesley Neighbors Community Association both endorsed Tennova's plans to build a freestanding ER facility. COVID put the plans on hold. Tennova is now prepared to move forward.

The proposed ER facility will provide a new, hospital-level emergency care resource for West Hills and the Knoxville community. It will reduce the current burden on existing ER's serving our area.

## Get Healthier!

\*Every Thursday in July – **Pickle Ball** at the pickleball courts in West Hills at 8 am

\*All month – Track your Mileage/Minutes for **Marathon in a Month** at <http://bit.ly/HWH-marathon> for each month. All ages can participate. Try to get 26 miles in any way—running, walking, swimming, hiking,

pushing a stroller, etc.

\*Sunday, July 3 – **Recipe of the Month** on Facebook by Chico Ogiso

\*July 4 – Have a Happy **Fourth of July** with your family and friends!

\*Tuesday, July 11 – at 7:30 pm **-Theatrical Activity on Zoom.** Mark is completing a NEW play for us.

\*Sunday, July 16 – **Backyard Yoga** at West Hills Park. Gail Corey will be leading this session. Bring a yoga mat and water bottle to Pavilion #1 near the playground from 3-4 pm.

\*Thursday, July 27 – **Book Club** at the Pilot Family YMCA. The book for this month is *The German Wife* by Kelly Rimmer.

\*Saturday, July 29 or Sunday, July 30 – **Outdoor Bike Ride** (Details TBD)

If you are interested in a newsletter with more Healthy West Hills neighborhood program activities and events to keep you healthy, please contact Anne Crais at [anneccrais@gmail.com](mailto:anneccrais@gmail.com).

## Save These Dates

\*September 30 – **Wiffleball Tournament** sponsored by the City of Knoxville

\*October 16 – West Hills Community Association **Community Meeting and WHCA Elections**

\*November 30 – **Holiday at the Gazebo** with Santa and the **Tour de Lights Bike Ride**

## Knox County School District (KCS D)

While the summer is still going strong, KCS D is preparing for next year. Most campuses are open to families on Wednesdays. The first day of school for students is a half day on **Tuesday, August 8, 2023.**

## Neighborhood Resource Fair

Sponsored by the City of Knoxville's Office of Neighborhood Empowerment, the Resource Fair will be on **Saturday, August 12, 2023.** All city residents are invited to learn more about resources available to residents at tables set up to present programs and services. The location is to be announced.

## Kid A' Riffic Fun in the Park

Kid A' Riffic Fun in the Park is an event for children ages 2-12, offering hands-on crafts and activities provided by City departments and entities. **The last scheduled event is on July 26 at the World's Fair Park from 10am-1pm.**

Enjoy making crafts, playing games and so much more over summer vacation. **All activities are free!**

Paid advertisement and not an endorsement by West Hills Community Association



**Kincannon**  
FOR KNOXVILLE  
[KincannonforMayor.com](http://KincannonforMayor.com)

**July 31** Last Day to Register

**Aug. 9-24** Early Voting

**Aug. 29** Election Day

Paid for by the Committee to Re-Elect Indya Kincannon, Kelly Johnson, Treasurer

 WHCA Online

Website  
[www.westhillsknoxville.org](http://www.westhillsknoxville.org)

Social Media

 WHCAknoxville

 healthywesthills

 healthywesthills

Log HWH activity  
[bit.ly/HWHmarathontracker](http://bit.ly/HWHmarathontracker)



**WEST HILLS**  
COMMUNITY ASSOCIATION

P.O. Box 31341  
Knoxville, TN 37930



**Scan  
& Join  
WHCA  
Today!**

Support **YOUR**  
neighborhood!

## General Dentistry

**James F. Kotsianas, D.D.S.**

6230 Highland Place Way

**584-0276**

[www.kotsianasdds.com](http://www.kotsianasdds.com)



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To learn more about how you can *shop, donate, and volunteer*, visit [KnoxvilleHabitatReStore.com](http://KnoxvilleHabitatReStore.com), call **865.690.4214**, or come see us at the ReStore!