



# West Hills Neighbors



January/February 2026 Edition

West Hills Community Association **Neighbors Helping Neighbors**

## Happy New Year!!

### President's Corner

I said it in the last President's Corner that our neighborhood is full of caring neighbors who work hard to make their community continue be one of Knoxville's best places to live.

Here's the proof.

Whether it is decking the gazebo with holiday lights or challenging land development that harms our neighbors and our neighborhood, you have stepped up to lend a hand.

As many of you may know, a Nashville developer who has owned the 4-acre lot with the two-story, 100-year-old farmhouse at the corner of Gallaher

View and Middlebrook has plans to build 32 townhouses on the property.

Since plans were first introduced, neighbors and this association have challenged the plans for a number of reasons including extreme density, traffic at Gallaher View entrance, and loss of privacy for adjacent neighbors.

We have worked together to challenge the project before the Planning Commission, City Council, and on January 20 will be appealing the lot width variance.

WHCA and neighbors have met with the developer on several occasions to discuss reduc-

ing the number of units or even an alternative plan and find a reasonable compromise that works for both parties.

We will continue to do so until all options are exhausted.

This isn't the only thing happening in West Hills. Before we know it spring will be here and with it comes the West Hills/Dogwood Arts Spring Celebration on April 18th. Plans have been underway since this past fall.

If you would like to help or are an artist/craftsperson and would like to have a display, please contact **Michael Moore**

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### COMMUNITY MEETING

**SPECIAL GUEST**

**2<sup>ND</sup> DISTRICT CITY COUNCIL  
REPRESENTATIVE**

# NATHAN HONEYCUTT

WEST HILLS COMMUNITY ASSOCIATION

**PLUS...**

**Volunteer  
Leadership Honors**

**Proposed  
Townhouses Update**

**Spring Celebration  
Plans**

**and more...**

**MONDAY**

# FEB 16

# 7PM

**CHURCH OF THE  
NAZARENE**  
538 VANOSDALE

at **865-360-6706**.

Other events include the WHCA/Dogwood Arts Pickleball Tourney on April 11 and the Easter Egg Hunt (date TBD).

To keep our West Hills neighborhood a wonderful place to live, volunteer for a quick project or get more involved with our community association. In addition to the events mentioned above, there are several other ways to help.

WHCA has teams focused on several points of interest impacting our daily life in West Hills: beautification, communications, code awareness, events/park, finance, health, traffic, and zoning.

To learn more, visit **westhillsknoxville.org**. To volunteer click on "contact". **westhillsknoxville.org/contact-whca**. You'll discover a rewarding experience and make a positive impact on the neighborhood.

Wishing you and yours a happy, healthy, and prosperous new year.

—Lee

Lee Hume  
WHCA President 2025-2026



### BEAUTIFICATION **New Yard Flags Now Available**

Have you noticed any of the new WHCA Membership yard flags throughout the neighborhood? They are only available to 2026 paid members. If you are interested in sharing your community spirit with the yard flag, go to [westhillsKnoxville.org/yard-flag](http://westhillsKnoxville.org/yard-flag) for more information and payment options (check, credit card, Venmo).

Flag pricing is \$100 for the 2026 WHCA membership, flag, and stand or \$75 for the 2026 WHCA membership and flag. Thank you for sprucing up your yard and supporting our community.

### **Join WHCA Today**

Our community is a special one that has neighbors who care for and support each other. While not an HOA, we

are a volunteer organization that relies on annual \$25 memberships to host community events, provide communication, and fund community-focused activities.

Please support your community association by becoming a member today.

For more information, go to [westhillsknoxville.org/membership](http://westhillsknoxville.org/membership).

### **Holiday Mailbox Decorating Honors**

Did you notice the festive mailboxes throughout the neighborhood?

After traveling throughout West Hills, members of the Ten O'clock Garden Club and their volunteers selected nine mailbox decorations to honor for their creativity and holiday spirit.

Congratulations to the honorees:

**Timothy and Anne Hudnall**  
7904 Sheffield Dr

**Laurel Craig**  
601 West Hills Rd

**Laura Green**  
7028 Downing Dr

**David and Bettina Hamblin**  
7006 Stockton Dr

**Kathy Schrader**

7024 Rockingham Dr

**Larry and Julie Graves**  
128 Newcastle Dr

**Chuen-Shiong Wu**  
7322 Manderly Way

**Samuel Armstrong**  
7338 Manderly Way

**Josephine Mayo**  
7701 Bennington Dr

### HEALTHY WEST HILLS **Here's To A Healthy New Year**

Are you a new neighbor? Are you interested in meeting new people who have similar interests? The Healthy West Hills group hosts a variety of activities throughout the year, including bike rides, pickleball matches, book club meetups, outdoor movies, food truck block parties and recipe shares, to name some. Committee Chair Anne Crais sends out a monthly list of neighborhood events.

If you are interested in learning and potentially joining in on these activities to support mental, physical and social health, and tobacco cessation, email [anneccrais@gmail.com](mailto:anneccrais@gmail.com) to subscribe to the monthly email.

## Neighborhood Codes Call 311 To Report Possible Code Violations

The City of Knoxville Neighborhood Codes Enforcement Department investigates code violations regarding dilapidated buildings, dirty or overgrown lots, illegal dumping and abandoned vehicles.

You can call 3-1-1 (865-215-4311) and register a complaint with the 311 Center for Service Innovation during normal business hours or online with the

311 Center for Service Innovation at [knoxville.gov/government/city\\_departments\\_offices/public\\_service/neighborhood\\_codes\\_enforcement](http://knoxville.gov/government/city_departments_offices/public_service/neighborhood_codes_enforcement)

### EVENTS

## Oh, What a Night!

Our Holiday at the Gazebo with the 5th Annual West Hills Tour de Lights last month was fantastic. Thank you to our amazing volunteers who made it happen. **Ginger Miligan, Laura Golliher, Stuart O'Guinn, Anne Crais, Katie Helms, a few elves from Girl**

**Scout Troop 20797, Richard Clark, Elizabeth Evola, Michael Moore, Steve Chamberlin, Kirk Anderson, Hurley Thurston, David Evola,** Parks and Recreation Department, Office of Special Events, Engineering & Public Works Department, and many more.

Activities included photos with Santa, Dear Santa letters, bubbles, chalk, hot chocolate, cookies, 0.8-mile ride/walk through the park, buckets and drumsticks for people/kids to play. Here's to another amazing event next December.

## TRAFFIC Round, Round, Get Around Bicycle Safety

Tennessee bicycle laws include the Jeff Roth and Brian Brown Bicycle Protection Act ("3-Foot Law"), which requires drivers to maintain a minimum 3-foot distance when passing bicyclists.


### Pothole Patching

Call 3-1-1 or 865-215-4311 to report pothole locations. All potholes are repaired on an as-needed basis and will be filled as soon as possible. Please be able to provide

*Continued next page*

## Your Local West Hills Real Estate Resource!

### Jeff LaRue

 (865) 313-6657

 Jeff@JeffLaRueTeam.com

### A West Hills Neighbor You Can Trust:

- Grew up in West Hills and attended West Hills Elementary
- Raised his family in West Hills
- Experienced in buying and selling homes in our neighborhood
- A Certified Probate Solutions Expert
- Committed to providing professional, ethical, and confidential service



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an address or nearest cross street.

### Snow & Ice Removal

When inclement weather hits the Knoxville area, the city's Public Service Department responds by following a priority-based plan. Upon receiving a firm prediction of 2 or more inches of snow, the Snow Coordinator will alert all managers to mount plows. The decision to begin using the plows will be made based on the temperature, the rate of snow accumulation, street conditions and a discussion among managers in the field.

### Traffic Sign / Signal Problem

Call 3-1-1 or 865-215-4311 to report traffic sign/signal issues. The City's Transportation Engineering Division handles the installation of traffic signals within the City.

Its Traffic Operations group also takes requests from the public concerning traffic safety. Typical issues are run-off-road vehicles, recent traffic accidents, concerns about certain roadway hazards, and visibility concerns.

### TDOT SmartWay Traffic Cameras

If you have wondered what traffic looks like along Knoxville highways, take a look at a few of the highway cameras near you. To view live webcams, locate construction areas, view message signs, and find out about road conditions on Knoxville's interstates/highways, visit the TDOT SmartWay Information System at **Smartway.TN.gov/Traffic**.

### What's Going On?

#### Local Winter Events

Go to [visitknoxville.com](http://visitknoxville.com) to unleash your inner

explorer and immerse yourself in the dynamic energy of events in Knoxville. Whether it's our electrifying live music performances, vibrant art gallery showings, or theatrical masterpieces, Knoxville promises a rich feast for your senses. Embrace the outdoors with abundant adventures, from hiking trails to river cruises. There's always something happening in Knoxville!

### PARK RULES & REGULATIONS REMINDERS

1.) For the protection of



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**Steven W. Simpson, DMD**

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

## Mark Your Calendar

### Upcoming WHCA Events

**FEBRUARY 16**  
**Community Meeting**

**APRIL DATE TBD**  
**Easter Egg Hunt**

**APRIL 11**  
**West Hills/Dogwood**  
**Pickleball Tournament**

**APRIL 18**  
**Spring Celebration**  
**in the Park**

our park and the safety of its users:

No alcoholic beverages

No open fires

No hitting golf balls anywhere in the park

No motorized vehicles in park

No equestrian activity

2.) Per city ordinance, all animals must be maintained on a leash

3.) Please be respectful of other trail users

4.) Please help to keep our parks beautiful by disposing trash in proper receptacles

5.) Hours: Open dawn to dusk unless otherwise posted

## **Principals' Corner** **West Hills Elementary School**

As we head into the spring semester, I am truly excited for all the opportunities our students will experience, from robotics and track to our incredible Wolfpack Theater Company. With 21 nations represented at West Hills, our community is enriched by diverse cultures, which makes events like International Night especially meaningful as families come together to share their traditions.

I am proud of our students and staff, who work hard each day to grow, achieve, and embrace the journey of becoming lifelong learners.

– *Principal Dr. Kristen Jackson, West Hills Elementary School*

## **West High School**

As we begin this year's second semester at West High School, we are energized by the momentum our students and staff have built together through OneWest. This spring, our OneWest focus remains on high-quality instruction and student ownership of

learning, made stronger by the continued support of our families, community, and valued partners. We are deeply grateful for these partnerships and are proud to move forward together — united as OneWest. We are excited about next semester!

– *Principal Ashley Speas, West High School*

## **A New Year's Resolution Twist**

In the new year, many people choose to stop or start something to challenge or improve

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**Happening**  
**April 18th!**  
**West Hills/Dogwood Arts**  
**2026 Spring Celebration**

Details online at [westhillsknoxville.org](http://westhillsknoxville.org) and in upcoming editions of *West Hills Neighbors*.

## **DIY Hot Cocoa Mix**

*By Laura Fuentes.com*

### **Ingredients**

- 1 cup unsweetened cocoa powder
- 2 cups powdered sugar
- 2 ½ cups powdered milk\*, dairy or non-dairy milk
- 1 teaspoon salt
- 2 teaspoons cornstarch, optional

### **Instructions**

Make the mix:

Combine all the ingredients in a large bowl or food processor and mix well.

Store in an airtight container or single-serving zip bags (placing ⅓ cup per serving).

For serving:

Put ⅓ cup of the mix into a mug and fill to 1 cup with hot water. Mix well.

### **Notes**

If you prefer using fresh milk, leave the powdered milk out of the mix. Add 3 tablespoons of the powdered mixture to the mug and fill to 1 cup with hot milk.

themselves. As neighbors in our West Hills community, it would be great if we focused on our whole community. Can you smile at others? Can you check on neighbors throughout the year? Can you welcome new neighbors? Can you pick up litter you see? Can you help someone in need? Can you tidy your yard and notice if a neighbor needs help? Can you wave to walkers, joggers and even drivers? Can you volunteer with or attend neighborhood events? Can you attend the quarterly community General Meetings? What else can you do? Here's to an amazing 2026 with our community in mind.

## Recipe for Hot Meal on a Cold Day Crockpot Chili for Chilly Weather

### INGREDIENTS

1 lb of ground beef  
Salt, pepper, garlic powder  
1 chopped onion  
1/4 cup chopped jalapeños or green chili  
1 TBSP minced garlic  
2 TBSP chili powder  
1 TBSP paprika  
1/2 tsp each of salt and pepper  
1 tsp onion powder  
1/2 tsp cumin

2 15.5 oz cans of chili beans (You can use regular or hot chili beans)  
1 14.5 oz can of diced tomatoes  
1 6 oz can of tomato paste  
1 can of water (I like filling up one of the empty chili bean cans)

### INSTRUCTIONS

Brown ground beef and onion in a skillet over medium high heat. Season with a little bit of salt, pepper, and garlic powder. I don't use exact measurements for this part.

Drain any grease from the ground beef.

Add ground beef, minced garlic, jalapenos, both cans of chili beans, diced tomatoes, and tomato paste.

Add 2 TBSP chili powder, 1 TBSP paprika, 1/2 tsp each of salt and pepper, 1 tsp onion powder, 1/2 tsp cumin.

Fill up one of the empty cans from the chili beans with water and add that to the crockpot.

Stir well and let cook on low for 6-8 hours.

Enjoy with cornbread, tortilla chips or crackers.

## West Hills History: 1973

In the fall of 1973, the West Hills Plan was completed and printed for distribution to City Council members. New WHCA officers were elected as well — Bob Smith as president, and Harry Avery, Barbara Pelot, and Eileen Klebenow as vice president, secretary, and treasurer, respectively.

Also that year, zoning issues were omnipresent. The association successfully opposed a planned rezoning of land along Middlebrook Pike at Broome Road, which was inconsistent with the West Hills Plan.

Another hot-button issue for the community at that time was traffic, particularly cut-through traffic. The association believed that this could be reduced by creating effective alternate routes. As a result, community leaders

pressed for a connector to be built from Weisgarber to Merchants Roads; which, unfortunately was never built. However, after many years, renewed efforts to establish a connector between Middlebrook and Kingston Pikes near Walker Springs were successful, and reduced cut-through traffic as originally predicted.

And traffic concerns rivaled zoning issues for the "warmth" they engendered among residents. Vanosdale Road was seen by residents as the link between communities to the north, and I-40/75 and West Town Mall to the south, and most accepted that the widening of Vanosdale was becoming necessary due to the increasing volume of traffic. Unfortunately, no acceptable design plan was forthcoming, and the discussion continued for the next 35 years. An alternate plan to continue



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**Lawn Service of the West Hills Entrance**

Wesley Road to Middlebrook Pike was never fully supported, and the very discussion of such a possibility divided the community, benefiting no one. A viable route from Kingston Pike to Middlebrook remains a goal. However, West Hills is no closer to an answer, despite the fact that traffic volume between these areas has increased significantly.

## West Hills History: 1974

In 1974, a West Hills resident proposed a novel concept for that time — a plan for the creation of a bike trail. Joe Prochaska proposed a route that would stretch from Concord to Third Creek. No action was immediately forthcoming, but West Hills likes to think that the seed was planted then for what would eventu-

ally be the Greenway.

The boundaries of West Hills were also defined at this time, and Caesar Stair was retained as counsel to represent the community, and to support Council action on the West Hills Plan.

The eastern boundary was set at the new Weisgarber Road because the community was concerned about development in the land between new and old Weisgarber Roads.

The hope was to support development, which would limit the number of curb cuts along Middlebrook Pike. The community was committed to doing everything it could to prevent the creation of another Kingston Pike on Middlebrook.

The widening of Middlebrook was already in MPC's plans, and multiple driveways and entrance points were seen as defeating the purpose of a widened Middlebrook,

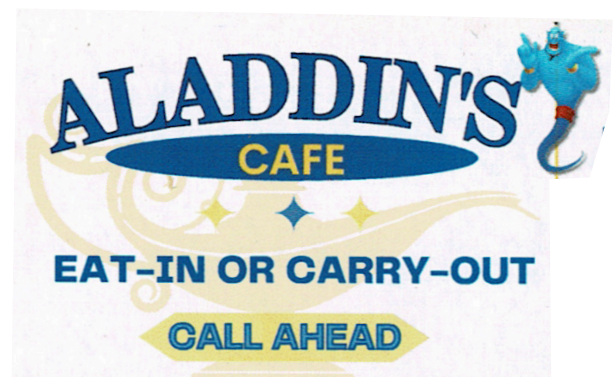
which could become a viable alternative route for travel east and west.

In April 1974, a newly accepted plan closed West Hills Road just south of Gainesborough. In this manner, cut-through traffic from the apartments on Traditional was eliminated.

At the April General Meeting, Charles Burchett reported that the community might have to become involved again in the construction of the new Bearden Junior High, since a problem had developed in acquiring the necessary land. This would turn out to be

just the first of a series of problems concerning construction of this needed school.

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THE RUSH?  
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SLOW  
DOWN**



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**WEST HILLS**  
COMMUNITY ASSOCIATION

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Get the latest news impacting our community and your life in West Hills. WHCA's **E-News** fills the gap between newsletter editions. Receive timely messages and important notices impacting your life in West Hills.

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NEIGHBORS**



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