

West Hills Neighbors

June 2024 Edition

West Hills Community Association



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WEST HILLS
COMMUNITY ASSOCIATION

Hello, Summer!

Now that Memorial Day has come and gone, the school year is over, and vacations are starting, we can officially declare summer is here. Time to relax, enjoy late sunsets, fire up the grill, and spend time with the family. Has to be one of the best times of the year.

And one of West Hills favorite, longest-running events **returns June 17th** as WHCA will once again host the annual **Summer Potluck Picnic**. We will return to our original format inviting everyone in the neighborhood to bring their favorite covered side dish or dessert to share with their friends and neighbors.

WHCA will provide barbecue from **M&M Barbecue** and favorites from **Chick-Fil-A** as the main course. WHCA will also furnish bottled water for free beverage.

Among the activities for kids are animals from **Ponderosa Zoo**, a real fire engine from **Knoxville Fire Department**, KPD's K-9 Unit Dogs demonstrations, and other fun activities for kids of all ages.

For those of voting age, all candidates for this year's local elections—as well as our **U.S. Congressional Representative Tim Burchett**—have been invited and several have already accepted to attend the picnic and meet the neighbors.

So bring your favorite picnic masterpiece, grab the kids, and meet the politician!

As we look forward to the picnic, there are other happenings to share with you.

Two recent **rezoning** issues will impact the neighborhood.

The first is the WHCA filed an appeal of the Planning Commission vote which approved Special Use exemption to a lot on Westridge with RN-1 zoning (single-family residential). All homes in the immediate area are also single-family residences with RN-1 restrictions except the Church of the Naza-

rene which borders the lot's backyard.

Contrary to existing zoning ordinance requirements and One Year Plan standards adopted and recently renewed by City Council, and more than 250 West Hills neighbors who signed a petition opposing a potential duplex, the majority of the same body **voted 4-5 to deny our appeal** and green-lighted the construction of a single duplex in the middle of single-family homes and the Church of the Nazarene along the back property line.

One council member rationalized her vote by stating the duplex met one of the standards which states permission for a Special Use exemption can be the lot acts as a transition barrier to a non-residential property—i.e., the Church of the Nazarene lawn! Another council member stated the housing crisis is so bad, even an extra single unit helps.

FYI: the projected rent on each unit is \$2,500. Won't address affordable housing.

There is really only one beneficiary—the developer/landlord, **Maple Lane Homes, LLC**.

Council members who voted in favor were Roberto, Thomas, Fugate, and McKenzie. We thank them for their votes and support of the neighborhood.

The other zoning case involves the last remaining piece of the Wanda Moody family estate at the **corner of Broome and Middlebrook**. Developer **Homestead Land Holdings, LLC** plans to build between 25 and 30 townhouses on the 2.88 acre site.

The parcel is bordered by Parkview Senior Living, Bennett Place, Middlebrook Pike, and Broome Road.

WHCA hosted a community meeting on May 21 to give neighbors an opportunity to meet the developer and have an

Continued inside

SUMMER POTLUCK PICNIC

MONDAY

JUNE 17
WEST HILLS PARK
GAZEBO

Winston Road Entrance
5:30 PM - 7:30 PM

KID FRIENDLY
BRING THE WHOLE FAMILY

Knoxville Fire Department
FIRE TRUCK

Little Ponderosa
ZOO ANIMALS

Knoxville Police Department
K-9 DOG DEMO

Meet And Ask Questions
POLITICAL CANDIDATES

— POT LUCK DINNER —
**BRING A DISH OR
DESSERT TO SHARE**

Ideas: Fruit, Vegetable,
Pasta Salads, Desserts
or *whatever suits your fancy!*

Be sure to put **your name**
on the container

Questions? Please call:
865-363-2900