

West Hills Neighbors



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October 2023 Edition

West Hills Community Association

Here We Go Again...

Just this summer WHCA and neighbors in the vicinity of Stockton Drive successfully challenged a proposal to build 27 townhomes adjacent to TVA powerlines.

And now the new owner of the parcel on Westridge (previously owned by the Church of the Nazarene) has ambitions to build a duplex on the lot.

Seems the mayor's "missing middle housing" message is striking a chord with developers.

The October 5 Planning Commission hearing is scheduled to review the One Year Plan and change the zoning from the church's CI zoning to RN-1 residential (Westridge Drive zoning).

Current RN-1 zoning prohibits duplexes or any multi-family residential structure.

The Westridge residents, adjacent neighbors, and WHCA oppose building a duplex. It is inconsistent with the existing home structures and jeopardizes the integrity of our neighborhood.

Single-family home ownership benefits the owner with financial appreciation and stability. West Hills benefits with neighbors who are stakeholders who speak up and vote whenever there is a threat to our community.

Thank you for standing up and speaking up for our West Hills.

Lee Hume

President West Hills Community Association

2023 WHCA Officers and Board Member Nominees

Terms Ending Dec 31, 2024

OFFICERS

President: Lee Hume

Secretary: Kathy Scruggs

BOARD MEMBERS (10)

Jennifer Borth	Glenrothes Blvd
Anne Crais	Haverhill Drive
Ross Dempster	Ridgerock Lane
Jerry Erpenbach	Buckingham Drive
Elizabeth Evola	Bennington Drive
Erika Fuhr	Broome Road
Clarence Hill	Broome Road
Tom Mueller	Alexander Cavet Dr
Elisa Theile	Bennington Drive
Scott Vowell	Sheffield Drive

Terms Ending Dec 31, 2025

OFFICERS

Vice President: John Heins

Treasurer: Divina Morganstern

BOARD MEMBERS (9)

Eric and Becky Broerman	Sheffield Drive
Boyd Dearden	Kempton Road
Donnie Ernst	Sheffield Drive
Susan Huskisson	Sheffield Drive
John Rosson	Westborough Road
Andrew Schmudde	Corteland
Mickey Shelton	Abington Lane
Hurley Thurston	Sheffield Drive
Louis Whittemore	Lennox Drive



- **City Election: Early Voting Starts October 18**
- **Ribbon Cutting for New Park Trail and Bike Facility**
- **Healthy West Hills Events**
- **Know Before You Build**
- **& MORE!**



WEST HILLS
COMMUNITY ASSOCIATION

COMMUNITY MEETING

ALL WEST HILLS NEIGHBORS INVITED!

EXPLORING FRESH FOOD SUBSCRIPTION SERVICE

SPECIAL GUEST

FORD X

SUSTAINABLE HARVEST FARM

WHCA ELECTION

OFFICERS AND BOARD MEMBERS

APPRECIATION FOR WEST HILLS VOLUNTEERS

INAUGURAL LEADERSHIP RECIPIENT

7PM • MONDAY

**OCTOBER
23**

CHURCH OF THE NAZARENE

538 VANOSDALE RD

www.westhillsknoxville.org

City General Election Early Voting Oct 18

November 7 is Knoxville's election day. There are two contested City Council seats—**Parker vs Hill** and **Helsly vs Marlow**—and the City Judge—**Rosson vs Caviness**. With issues such as “middle housing”, judicial discretion, and other topics that impact every Knoxville and West Hills, it should be imperative for all of us to be informed and vote!

Get Healthy, Join Healthy West Hills

Current activities to support general health include book club, virtual play readings,

yoga, pickleball, bike rides, food meet ups, etc. For the most updated schedule, email anneccrais@gmail.com.

Contact Anne to be added to the Pickleball interest group

Every month – Track your Mileage/Minutes for Marathon in a Month at bit.ly/HWHmarathon for each month. All ages can participate. Try to get 26 miles in any way—running, walking, swimming, hiking, pushing a stroller, etc.

Mayor to Lead Trail and Kiosk Ribbon Cutting October 26 at 10:30 AM

Legacy Parks and the City will sponsor a ribbon cutting ceremony for the new Scott

McClelland Trail in West Hills Park on Thursday, October 26 at 10:30 AM. It is located along the Greenway to the left of the softball field. It was created for hikers and bicyclists to share a trail. We will also celebrate other recent improvements to the park, including the Kiosk. Everyone is welcome to attend.

Support New Sidewalks by Walking With Elected Officials

On behalf of Bike Walk Knoxville, the public is invited to join on a walking tour of West Hills on **Thursday, October 19 at 6:00 p.m.** The tour will begin at **Bearden Middle School** (1000 Francis

Rd, Knoxville, TN 37909).

Their tours are a great opportunity to learn about how funding and policy impact infrastructure for biking and walking in our community as well as to engage with local elected officials on the important issue of making our streets safe for all people. The tour will highlight walkability at Bearden Middle School and West Hills Elementary School, as well as in West Hills neighborhoods. You are encouraged to wear proper shoes and bring a water bottle!

West Hills Entrance Signs

Have you noticed the refurbished signs yet? They look fantastic! Thank you to West Hills neighbor and volunteer

Paid advertisement and not an endorsement by West Hills Community Association




REGAL PAINTING

*Professional Painting Partner of the
West Hills Entrance Signs Restoration*

info@RegalPaintingKnoxville.com
865-805-8341
RegalPaintingKnoxville.com

EXCEEDING YOUR EXPECTATIONS

Paid advertisement and not an endorsement by West Hills Community Association

RE-ELECT LYNNE FUGATE

KNOWVILLE CITY COUNCIL
AT LARGE SEAT A

Paid for by the Committee to elect Lynne Fugate, Jessica Robinson Treasurer

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



BUILDING A KNOXVILLE FOR ALL

AmeliaParkerCityCouncil
 VoteAmeliaParker
 VoteAmeliaP

APCCC
P.O. Box 6132
Knoxville, TN 37914

Volunteer and Donate:
linktr.ee/reelectamelia

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

Bill Michie and Regal Painting for your hard work and beautiful attention to detail.

Inaugural WHCA Outstanding Service Award

The WHCA is excited to announce a new program. We want to celebrate neighbors who have gone above and beyond in caring for our community. The recipient will be honored by the Association's members and the West Hills community with a healthy Dogwood tree planted along the Jean Teague Greenway and a permanent plaque.

Recipient will meet the following minimum requirements

- Current or former Member

of WHCA leadership team (officer or Board member) with service of five or more years

- Demonstrated extraordinary commitment and service to the West Hills community while serving as an officer or Board member

- Documentable examples of accomplishments during WHCA leadership tenure

- If husband and wife served in WHCA leadership, that will be considered a single nomination

Holiday at the Gazebo

DECEMBER 7

SAVE THE DATE!

Santa and the Tour de Lights Bike Ride

Know Before You Build

Most West Hills homeowners take pride in their homes and enjoy home improvement. Whether its simply adding fresh flowers to the landscape or way more ambitious plans involving heavy-duty tools and hiring a contractor or adding a fence, all homeowners need to be aware of zoning and code requirements and limitations.

Most of West Hills is zoned **RN-1 single-family residential** with maximum density of 6 units per acre..

As an example of a little-known fact is most folks aren't aware that if your property is a corner lot you have two front yards.

Any front yard fences may not be more than 42" tall.

There is no height restriction for fences behind the front of the house.

Multi-family residential construction (including duplexes) is not permitted in RN-1 zoning without Special Use approval by the Planning Commission and City Council.

The original West Hills covenants are still in effect and every homeowner needs to understand their contents. A copy of the typical covenant is on the West Hills website. You can obtain a copy of the covenants for your home at the County Clerks office.

Also, before you decide to do any substantial work on your home and to avoid any violation, contact the city's **Building Permits and Inspections office at 865-215-4311.**

Walk with Elected Officials

Join Bike Walk Knoxville, local elected officials, community members and more for a walk to discuss pedestrian safety in West Hills!

October 19

6:00 pm

Bearden Middle School



NEED A NEW DRIVEWAY?

Patios, pool decks, sidewalks, fire pits, stamped concrete, and much more!

FREE ESTIMATES. Let us create your outdoor oasis.

CALL JUSTIN AT CONCRETE CREATIONS TODAY! (865) 661-4755



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**1511 Downtown West Blvd.
Knoxville, TN 37919**


To learn more about how you can *shop*, *donate*, and *volunteer*, visit KnoxvilleHabitatReStore.com, call 865.690.4214, or come see us at the ReStore!

 WHCA Online

Website
www.westhillsknoxville.org

Social Media

 **WHCAknoxville**

 **healthywesthills**

 **healthywesthills**

Log HWH activity
bit.ly/HWHmarathontracker



**Join
WHCA
Today!**

To preserve and enhance our great
neighborhood join your West Hills
Community Association **TODAY!**



WEST HILLS

COMMUNITY ASSOCIATION

P.O. Box 31341, Knoxville, TN 37930



AFFORDABLE OUTDOOR SERVICES • NO CONTRACTS • FREE ESTIMATES

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LAWN SERVICE OF THE WEST HILLS ENTRANCE SIGNS

General Dentistry

James F. Kotsianas, D.D.S.

6230 Highland Place Way

584-0276

www.kotsianasdds.com



**Now's
The Time
to Think
Spring
2024!**

Dogwood Arts is on a mission to Keep Knoxville Blooming and make it easy for you to make a difference—one tree at a time. Beautify your own landscape, honor someone special, or donate a tree to the Dogwood Trails and Keep Knoxville Blooming for years to come! Our trees come from a grower in Middle Tennessee, are disease-resistant, spring-blooming, and available in pink and white.

Available this fall at
Ellenburg Nursery
on Vanosdale Road