

# West Hills Neighbors

September/October 2024 Edition

West Hills Community Association

## Be curious. Then Vote.

There is a housing crisis in Knoxville.

Really? Step back and look at what has happened to our town and our neighborhood—and across the U.S.—since the 2020 pandemic.

The mayor, City Council members, and the Planning Commission composed of members appointed by both city and county mayors have joined the chorus of developers, realtors, and housing speculators and declared the city does not have enough housing to meet the demand of a wildly speculated influx of 70,000 new Knoxville residents in the next few years.

Therefore, every spec of dirt in every nook and cranny of neighborhoods across the city must be the site of homes for our new neighbors.

But wait. Where's the proof? What major industry is driving people relocate to Knoxville? Could there be other driving forces at work creating an unprecedented demand, especially for high-density dwellings such as apartments, townhouses, and duplexes plus driving prices up to a king's ransom?

West Hills has not been spared.

Consider the two recent townhouse projects, the denial of WHCA's appeal to deny a duplex on a street of single-family detached homes, the 315-unit apartment complex at Galaher View and Walker Springs, and recently a developer has requested a meeting with leaders from WHCA and St. Andrews HOA to begin a dialogue about developing the land between St. Andrews and I-40/75 to build duplexes and multi-unit homes (triplexes and quadplexes).

Who is the beneficiary of all this new construction? How much of it is rental property? How much of it will be owned by the occupants? What impact will all these new Knoxville residents have on our infrastructure including

our schools, police, fire, power grid, utilities, traffic congestion, and basic quality of a peaceful life in a small, affordable city?

From the perspective of a concerned neighbor and president of our neighborhood association who has attended both City Council and Planning Commission meetings, I have to say any regard about the detrimental impact to our city and quality of life has rarely been considered when issues of rezoning and types of housing are on the agenda.

As a matter of fact I have seen members of City Council willfully ignore city ordinances prohibiting the very approvals the current city council has granted.

I've sought help and insights from former city council members, attorneys, and those who have dealt with these matters far more than me and the conclusion is those elected to office have discretionary power that courts are reluctant to rule against and the only solution is at the ballot box.

But before going to the ballot box, the voting public needs to be informed about the issues and candidates, and vote.

Simple. Right? Easy. Right?

If you don't want to lose the small city nestled in the foothills of the Smokies with a great quality of life with a reasonably priced home in a great neighborhood, get informed, talk with friends and neighbors, and find out what's going on that will truly impact your life.

Don't let others manipulate you by emotion and lack of facts. Be curious. Question everything. And vote.

—Lee

Lee Hume  
WHCA President 2023-2024



WEST HILLS  
COMMUNITY ASSOCIATION

## COMMUNITY MEETING

### WHCA ELECTION

P L U S

#### INVITED SPECIAL GUESTS

Councilman

Andrew Roberto

**Referendum to Change City  
Council Elections**

City Assistant Neighborhood  
Coordinator

Hayley Howard

**Traffic Calming on Sheffield**

City Parking Manager

Mark Elliott

**Solutions (?) to Parking Problem  
on Sheffield at Park**

**7PM**

**MONDAY**

**OCTOBER**

**21**

**CHURCH OF  
THE NAZARENE**

534 VANOSDALE ROAD

For more information about  
WHCA or a West Hills event  
scan this QR code



## And the Nominees Are

WHCA is volunteer-led and works to care for our community. The following neighbors are slated for the 2025-2026 slate of WHCA Officers and Board Members. Paid members will vote on the slate on October 21, 2024 at the General Community Meeting.

### PRESIDENT

**Lee Hume**, Haverhill Dr

### SECRETARY:

**Kathy Scruggs**, Picadilly Rd

**Jeff Bailey**, Corteland Dr

**Drew Mallard**, Haverhill Dr

**Steve Ellis**, Sheffield Dr

**Sara Bratton-Brengle**,

Sheffield Dr

**Susan Seaman**, Buckingham

**Ginger Milligan**, Bennington Dr

**Jerry Erpenbach**,

Buckingham

**Anne Crais**, Haverhill Dr

**Ross Dempster**, Ridgerock Ln

**Clarence Hill**, Broome Rd

## Two New WH Townhouse Developments Approved

Knoxville-based Homestead Land Holdings has received approval from the Planning Commission and City Council to build two new townhouse projects in West Hills.

The first is a 28-unit complex at the corner of Broome Road and Middlebrook Pike.

Following meetings with the developer including a June Special Called Community Meeting, neighbors in the immediate vicinity of the proposed project were agreeable to the rezoning and increase in land use density based on assurances it would not be apartments, architecturally blend with the neighboring homes, and the developer was committed to seeing the project completed as promised.

The concept plan was shared with the neighbors and WHCA and neighbors were encouraged to comment on the plan and suggest any improvements.

Modifications were made but concerns remain about the proposed intersection of the project at Broome Road.

WHCA and neighbors sought a 30-day postponement from the Planning Commission at their October 3 meeting to explore ideas to improve safety concerns raised with a variance to reduce line-of-sight distance to Middlebrook by approximately 115'.

The request for postponement was denied and the variance was approved.

WHCA spoke with the developer following the vote and it was agreed that safety at the intersection was a mutual benefit for both WH residents and the townhouse residents.

Both parties agreed to continue to work together to address

concerns raised before the Planning Commission.

The other proposed townhouse project is at the intersection of Gallaher View and Middlebrook.

This townhouse project is for 24 units with its entrance being on Mars Hill Road.

In 2016 this is the site for a proposed memory care center. The developer of that project had the property reclassified as Planned Residential with a density limit of one unit per acre. That classification and restriction remains in place.

Once again WHCA and neighbors did not prevail when challenging the land use and density reclassification that will allow the building of the townhouses.

Applications for review and approval of the Concept Plan and two Special Uses (remove the planned residential restrictions and allow 24 units in an RN-4 property) have been filed and on the November 14 Planning agenda.



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GOBLIN GREENWAY 5K**

**SATURDAY MORNING, OCTOBER 26**

SCAN FOR DETAILS AND REGISTRATION



## Parking Safety

Have you noticed the parking congestion on Sheffield Drive near the school and the Greenway on some weeknights and weekends? While street parking is not allowed, there is plenty of parking available at the school and below the YMCA on the other side of the Greenway. Thank you for parking in a safe spot off of the street.



## No Recent Major Crimes in WH

According to KPD's monthly reports to WHCA Officers and Board members, there have not been any major crimes in West Hills to report in this newsletter edition.

However, there have been concerning incidents this year prior to the current report.

These have included a second drug overdose death at a rental home, a disturbance involving a police response with four units, and a high-speed chase resulting with suspect's car careening off Middlebrook Pike and almost crashing into a home next to the Methodist Church.

Speeding, ignoring stop signs, and illegal parking on Sheffield at West Hills Park continue to be a problem.

Stay aware, be alert, and call KPD/911 if you see any suspicious activity.

## WHCA Annual Holiday Events in December

Save the date for the **Holiday at the Gazebo/Tour de Lights** event on Friday, December 13.

Also, start thinking about decorating your mailbox at the end of November for our An-

nual **Holiday Mailbox Decorating Contest**.

## Healthy West Hills

The Annual Parks and Recreation **Wiffleball Tournament** has been postponed to October 26 from 8:30-1 PM at Caswell Park (570 Winona St.). If you are interested in participating, email Donnie Ernst at [donniernst7@gmail.com](mailto:donniernst7@gmail.com).

In support of Healthy Knoxville, our Healthy West Hills group has **Tobacco Cessation** signs to place in yards from November 17-21. This is the week for the Great American Smoke-Out. If you want one for your yard, please join us at the October 21 WHCA General Meeting at 7 PM to pick one up or email [healthywesthills@westhillsknoxville.org](mailto:healthywesthills@westhillsknoxville.org).

The second annual **Pickleball Skills/Clinic** will be held on Saturday, November 9, 2024 at the

West Hills Park. Our rain date is Saturday, November 16. The time is 8-12 noon. See the kiosk and the pickleball courts fence for the registration. \$20 per 16 and older and free for those under 16.

Email [anneccrais@gmail.com](mailto:anneccrais@gmail.com) for the October Healthy West Hills activities.

## Volunteers Needed

The Communications Committee invites neighbors with writing and design/layout skills to volunteer to produce this bi-monthly newsletter and content for the WHCA website.

Articles are sourced from WHCA committee reports, board members, and City publications.

You will be members of a team of other volunteers focused on keeping WH neighbors informed.

If interested, please email [whca@westhillsknoxville.org](mailto:whca@westhillsknoxville.org).



## West Hills Dogwood Trail Opens April 1!

Buy your dogwood tree this fall at Bazillion Blooms participating nursery and West Hills business neighbor and good friends at Ellenburg Nursey on Vanosdale

THINK SPRING!



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 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)



**Join WHCA Today!**

Neighbors Helping Neighbors

[westhillsknoxville.org/becomeamember](http://westhillsknoxville.org/becomeamember)



**WEST HILLS**  
COMMUNITY ASSOCIATION

P.O. Box 31341, Knoxville, TN 37930

## Holiday at the Gazebo

REFRESHMENTS, FELLOWSHIP, AND SANTA CLAUS!

## Tour de Lights

LIGHTED BIKE RIDE THRU WEST HILLS PARK

**FRIDAY, DECEMBER 13**

**WEST HILLS PARK GAZEBO**

North Winston Road Parking Lot

**MARK THE DATE!**

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