

I am a resident of Historic Concord, my property being right behind the proposed site. This is the only historical community in West Knoxville with homes and sites dating back to the Civil War. This proposal is incredibly inappropriate for this small historic community that is home to a historic cemetery, multiple small community churches, and families with multiple generations. I, along with neighbors, feel the proposed building plans are far too big and will present a problem regarding traffic, noise, and pollution. A business on a smaller scale with low lighting and only business hour traffic would be far more ideal and inline with the existing community. As stated, I will be directly impacted by any building placed on the lot. I would also like to note I have a line of trees directly behind my property fence that, during planning meeting back in 2003 to zone the proposed lot commercial residential, Knox County Commissioner Craig Luthhold, noted that the tress should remain and not be cut. I believe this should be upheld and further, if the building plans are approved and the lot cleared, in order to keep the privacy of my property I would need a larger tree buffer made up of evergreens than extends past the simple "2 feet" behind my fence. I have owned my property since 2003, raised my children here, and planed on retiring in this home in Historic Concord. A gas station with longer and nighttime operating hours invites late night activities that produce danger, noise, and movement in a portion of the community that has long been peaceful and quiet. This would be a monumental and frankly unwelcome change to the area that would decrease my property value, make living here more difficult and less enjoyable, turn away potential home owners and new residents to the community, and in all honestly, worsen the existing traffic that sees thousands of drivers on Concord Rd. I cannot stress enough to you that this building plan is poorly conceived for the space chosen. There is little need for a gas station and restaurant when a station and multiple restaurants exists 3 miles to the west at Choto and 2 miles to the North at the Kroger Marketplace.