

Thank you for considering my comments.

I have reviewed the application documents for the proposed gas station and restaurant on Concord Road. I find this to be a completely inappropriate establishment for this location. The proposed location is directly adjacent to an established Historic District and residential area. Several issues arise from such an establishment that encroaches upon the Historic District and families living nearby:

- 1) Light pollution at night. Lights on gas pump cover structures are high and bright. The light is not like streetlights, which are much dimmer and closer to the ground.
- 2) Safety of gasoline and tanker trucks making deliveries.
- 3) Increased collisions of vehicles crossing a 5-lane road (Concord Road) with no traffic signals when entering and exiting. (This area should not be allowed to become another Solway nightmare.)
- 4) Attraction of rodents (rats, mice, skunks, possums, etc.) from restaurant dumpsters.
- 5) Uncompensated reduction in nearby residential property values.
- 6) Reduced enjoyment of the nearby tranquil neighborhoods by the families that live there.

I understand that this is property that the owner wants to develop. However, if the owner wants to build a gas station and restaurant, this is not the proper location. This location is more suited for a regular business hour (8:00 AM – 5:00 PM), low-traffic type of establishment.

While I recognize the desire for economic development within Knox County, I urge the Planning Commission to reject the proposed location of the gas station and restaurant near our Historic District and residential area. The potential risks to safety, property values, and quality of life far outweigh any perceived benefits. I request that you have the property owner select an alternative location or a different type of business for this development so that the residential character of our neighborhood and historic district is preserved.

Thank you.