

June 5, 2024

Use on Review Case for 1025 Concord Road, 6-B-24-UR

I am writing to object to the proposal to develop the EZ Stop fuel station, convenience store and drive-thru restaurant at 1025 Concord Road. My request is that the Knox County Planning Commission deny the development.

There is no doubt the area under consideration will eventually be developed but it should be done in a way that is appropriate to the property's proximity to the Historic Village of Concord (the only historic zoning overlay district (HZ) outside of Knoxville's city limits) and the Concord Masonic Cemetery. The EZ Stop station is entirely too large at this location and brings lights and noise that will disrupt services at the cemetery and will destroy the overall atmosphere of the historic neighborhood that is listed on the National Register of Historic Places and is governed by development guidelines approved by Knox County. The current tree barrier is helpful in cutting down on Concord Road noise but the EZ Stop proposed barrier would not be at all helpful to either the village or the cemetery.

Traffic coming onto Concord Road from both sides of Northshore via the roundabout is already hazardous. Slowing to make a right turn onto Lake Ridge or Second can be dangerous because cars drive at high speed when entering Concord Road from the east end of Northshore and are not prepared to stop for cars turning right into the neighborhood. The proposed outlet from EZ Stop onto Second Drive, which would probably require widening the road, would make a bad situation even worse.

Thank you for considering my objections to this project and please respect and support this part of Knox County by denying this request.

Carol Russell