

06 12 2024

To the Knox County Commission

I am writing to ask that the Knox County Commission NOT approve the request to build and/or site plan for a 7,000 square foot gas station/convenience store/restaurant at Concord Road and Northshore Drive.

I moved to what was known as the Concord/Farragut area in 1972 with my parents when I was in high school from West Hills. Since then, Concord Road has been widened, traffic lights added, and made safer by the Town of Farragut over the years.

Northshore drive, however, has not. Northshore Drive is under the purview of Knox County, not the Town of Farragut. In the over 50 years I have lived in this area, Northshore Drive is basically the same twisty turny 2 (two) lane road it has been for decades, with the exception of the round-about being added several years ago.

Allowing a gas station/convenience store/restaurant in a 7,000 square foot building at that intersection is a dangerous proposition that directly impacts both Old Concord, unincorporated Knox County, and Farragut Residents. ALL who are residents and taxpayers in Knox County. Especially during rush hour traffic which includes school buses.

This type of business is designed to bring in HIGH VOLUMES of customers in anywhere from 16 to 24 hours a day. In addition to customers, there will be numerous delivery trucks, including 18-wheeler semis, and fuel tanker trucks in a relatively "tight" area. There is also a railroad track in-between the proposed location and Northshore Drive.

This business will also be in close proximity to Fort Loudon Lake. There would need to be large underground fuel containers for the gas pumps. If these containers or the hoses used to pump fuel from the gas tankers or from the underground containers to the gas pumps (dispensers) that customers use to fill their cars, should leak, the fuel would contaminate the water table. Some of the additives in gasoline are carcinogens.

Yes, there was a small bait shop with ONE single gas pump there at one time. It has been gone for years and was probably the size of a one-bedroom apartment or less. It was only open basically mornings and afternoons. There is absolutely NO comparison to be made to what is proposed.

Anyone who travels on Northshore Drive on a daily basis will tell you about their safety concerns and frustrations they deal with because development has outpaced traffic and road infrastructure on and along Northshore Drive. Many people who live in the many neighborhoods along Northshore will backtrack through the back roads and cut through to the west end of Kingston Pike to get to the interstate whether they are travelling east or west. This

causes a great deal of additional traffic on Farragut portion of Kingston Pike, which is already overburdened.

Allowing this 7,000 square foot business/building to be approved and built in this location will not only increase traffic in a busy area but increase traffic on a road whose infrastructure "neglected" for over 50years, next to a lake, and a residential area, is irresponsible and short sighted.

Please listen to the people who will be negatively impacted if this project is approved and vote NO!

Jeanne Brykalski
Belleaire Neighborhood
Farragut Tennessee