

Did I miss the memo? I thought we have a national and county problem with housing, not gas stations.

Old Concord has, in recent years, been the subject of multiple developmental encroachments that are eroding the small rural feel we as a community value. The expansion of Campbell Station Road has already brought more traffic noise, and the insistence on using next-gen very bright LEDs on streetlamps has contributed to additional light pollution and all the negative impacts that brings, including on sleep for residents and shift workers returning home from work (see studies). The tree line that affords us a little relief from the noise of Campbell Station Road and this light pollution would be obliterated and need to be replaced by some sort of physical barrier to take the place of the previous natural barrier. Additionally, placing a drive-through dining business at the Easy Stop would also be extremely disruptive, especially if the food service had extended hours. I can think of nothing more insulting than if I were paying my respects to family members in the cemetery only to be interrupted by a speaker asking if I “would like fries with that.”

The increased traffic turning into the gas station would also create a dangerous hazard for motorists turning onto Campbell Station from eastbound Northshore Drive as they would have to very quickly cross a lane of traffic, decreasing their awareness of pedestrians trying to cross the road (which happens frequently) and other traffic entering from westbound Northshore at the roundabout. If the development included an egress to enter onto Second Drive, this would also increase traffic through our neighborhood and likely necessitate traffic-calming measures such as speed humps or bumps. Currently, we don't have these mechanisms in place or sidewalks, and the community neither needs nor wants them as they would also detract from the character of our area.

If the space was instead developed as mixed medium- to high-density housing, possibly with small businesses integrated that don't run late hours, tenants and residents could get the maximum benefit of being geographically located near a gem of west Knoxville that is the Concord Park system, which sees heavy recreational use and promotes well-being. The urban wilderness has created an economic boom for the downtown and south Knoxville region, and thoughtful development around Concord Park and its connectivity to the surrounding community could provide similar economic benefits to the west Knox area residents far into the future.

It would be nice to be known as the small residential and agricultural minded municipality we have always been, in relation to small nearby businesses, and not the neighborhood right next to the gas station off the four-lane.

Please reconsider the use of this parcel and do not allow a gas station or drive-through restaurant to be built in our backyards.