

### **Citizen Concerns for land use change request at 1025 Concord Road case no. 6-B-24-UR**

Concord Village is not just another sub-division, but a unique Historic Village which began development in 1854. The impoundment of Fort Loudon Lake inundated about one-third of the town in 1944. Many of the original houses still exist and are on the National Historic Registry and now falls within the protection of the Historic Overlay District (HZ). A large commercial development (gas station) is not compatible with a historic zoned area.

Environmental considerations-

Air quality concerns with gasoline off loading and car refueling.

Aesthetic concerns- The historic village is comprised of 150-yearold houses, the proposed gas station is not in keeping with historic guidelines.

Noise and light pollution from the gas station will not be mitigated with the removal of the buffering effect of native trees that will be clear cut. Replacement trees will be ineffective for many years.

The village residents will be looking at the backside of a gas station (not a pretty sight).

Concord Masonic Cemetery adjoins the proposed site with graves as old as the Civil War and active today. Peace and quiet and burial services at the cemetery (which is of historic significant importance) will be interrupted by loud public speaker announcements from the gas station.

Safety concerns- The village has many families with small children and there are concerns with the safety of playing children. Since there are no street sidewalks, children and families must walk in the street to go from one residence to another residence. There is expected additional traffic through the village. This will cause an extreme safety hazard for pedestrians. A food truck currently serves lunch and causes problems with parking and congestion. This area is within one block of the proposed gas station. This safety concern will only be exacerbated with addition of a gas station.

There are plenty of near-by gas stations. The east side of Concord Road is mostly residential and a gas station is not a compatible land use. There are other commercial land uses that are not as big an impact to the inhabitants of Historic Village.

A major question has been raised- Is an Environmental Assessment (EA) or an Environmental Impact Statement (EIS) required? This has been suggested because the Concord Historic Village is a Federally designated historic district based upon the National Register of Historic Places and approved and protected by Knox County Historic Commission. All of the above concerns must be evaluated to determine if a Finding Of No Significant Impact (FONSI) or Decision Document can be determined. Will all of the public concerns be addressed in a decision document prepared by the Knox County Commission and published in the local newspaper.

All of this said, this proposed gas station is not in keeping with the spirit for the designation of the Historic Village.

Respectively submitted,