

June 18, 2024

Public Comment--EZ Stop fuel station, convenience store and drive-thru restaurant at 1025 Concord Road

I object to the proposal to develop the EZ Stop fuel station, convenience store and drive-thru restaurant at 1025 Concord Road. This property is in close proximity to the historic village of Concord and even though it is not included in the Historic Zoning Overlay district, it should be developed in a way that preserves and enhances the setting of Concord.

With the widening of Concord Road, there are several empty lots just waiting to be developed. Approval of this gas station sets the standard pretty low for future development along this road and gives little hope for the future. I urge the planners to look at more than just this one project and consider the best way to develop Concord Road in an attractive way.

EZ Stop plans to widen Second Drive. The HZ Overlay Design Guidelines adopted by the Knox County Planning Commission and the Knox County Historic Zoning Commission states that it is important that Concord's historic setting be retained and one way to do this is by continuing the original pavement widths into any proposed development. Streets should not be widened or finished with curbs and gutters. Narrow streets contribute to Concord's historic setting. Widening and using Second Drive for egress and ingress at the gas station will also increase traffic through the Village and cause dangerous bottlenecks on Concord Road.

Mature landscaping also contributes to the historic setting so EZ Stop's plan to clear cut the woods on the property and install new plants in a 25' barrier are totally inadequate from a landscape perspective, as well as a noise and light barrier to the Concord Masonic Cemetery as well as the neighborhood. Noise from the drive-through restaurant and the fueling station would also disrupt the adjoining properties.

The EZ Stop fuel station is an inappropriate development for this area. My request is that the Knox County Planning Commission deny the development.

Carol Russell