

There are several large acre parcels between the Village of Concord and the newly widened Concord Road on the east side of the road. We understand that these parcels will be developed over time, so I am asking the planning commission to consider all of these starting with the current proposal from EZ Stop. This type of development, (ez stop), would be good for Kingston Pike or other more large scale commercial developed corridors But not for this more residential light commercial corridor.

The Commission has the ability to control development and approving a large, 7K sf 24/7 gas station is inappropriate at best. The components of this proposal are incompatible with the surroundings especially Knox County's only Historic Overlay Zone mere feet away from the historic cemetery.

This type of development for this corridor should be denied. The site plan shows gas pumps in the front with drive arounds and a drive through in the rear with to go speakers, speakers at the gas pumps, truck noise and site lighting that will take away the dark sky that we enjoy at night.

If you cant find the courage to deny it, then there should be several stipulations.

The cut through onto Second Drive needs to be eliminated. Folks buying alcohol late at night will cut through the Village of Concord to avoid the police on Concord Road.

The detention ponds need to be centralized and combined on the North side of the development.

The hours should be until 9 or 10 pm. I've been told and I've told my kids that "nothing good happens after midnight". We are already picking up large amounts of beer cans and bottles, trash and other things that folks don't want to be caught with late at night.

The development of the building should align with the guidelines of the zoning which recommends a size less that 5K sf. If they need to lose the restaurant then that's fine, they could go across the street and renovate the original Calloway house which the owner is currently demolishing by neglect.

Small shops and retail with the looks and feel of the Choto developments would be appropriate as they have closing hours and don't need to light up the community at night.

The community worked diligently for more than 15 years to develop guidelines and have the overlay approved by the Knox County Planning Commission for 70 acres and over 42 residences. It was a great day because before that, we wouldn't find out about proposed developments until after the developer had spent funds on engineering and drawings. Then there was a lot of headbutting at the commission meetings. We have had a lot of success with this overlay.

The new condos or apartments on Lymon Bacons former property on Loop Road is a good example. Due to community input, the developer flipped the houses, put the garages in the back and created front porches that participated with the street and Lymons house was included and renovated instead of being demolished.

This is an inappropriate development for this parcel and corridor and I ask you to deny it and focus on some real planning guidelines for this parcel and the two others remaining.

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thanks for your time, we appreciate what you do, Bill