

July 10, 2024

Knoxville-Knox County Planning Commission
400 Main Street
Knoxville, TN 37902

Re: File# 6-B-24-UR - Use of Review for 1025 Concord Road

Dear Planning Commissioners,

Knox Heritage, a local nonprofit dedicated to historic preservation education, advocacy, and investment in our region, asks that EZ Stop and Calloway's Kitchen conduct further assessment of the impact of their proposed development on the historic Village of Concord.

The proposed uses are adjacent to the western boundary of the National Register listed Concord Village Historic District, which was recognized for its example of settlement patterns in Knox County and contains contributing structures from as early as 1840. "The atmosphere of a late nineteenth, early twentieth century community is portrayed by the narrow tree-lined roads, rock walls, predominantly turn-of-the-century architecture, outbuildings, and relative isolation."

The site is also less than 500 feet from the Village of Concord Historic Overlay Zone. The purpose of the district "is to encourage sympathetic new development that respects the historic architecture and setting of the Village." "Much of the impression of history present in the Village of Concord comes from the details found in the street layout, placement of buildings on lots, and design of the streets, as well as from details like stone walls, narrow streets, carriage blocks, and mature landscaping typical of historic development."

We respectfully ask that the developer hire a consultant to further examine the effects of their proposed project. Additionally, we ask that the impact of the proposed uses, site, and building design be assessed for the compatibility and impact to the National Register District and the nearby Historic Zoning overlay with those findings presented to the Planning Commission.

On a larger scale, this Use on Review case is representative of the need for expanded consideration of direct and indirect effects that projects may have on our locally and nationally designated historic areas, both within and adjacent to the boundaries of said areas. As Knox County embarks on a new county zoning code process, Knox Heritage is committed to advocating for policies that will encourage thoughtful community development while protecting the historic resources that make our region unique.

Sincerely,



Christine Cloninger
Executive Director