

I am writing to voice my concerns of case 6-B-24-UR 1025 Concord Road and request it either be denied or significantly modified as it would have a major negative effect on the adjacent historical Village of Concord in which I reside. I am sure the Staff/Commission is well aware of Concord Village and its unique significance to Knox County so I will only mention that in addition to this significance, the residents take great pride in living here and work very hard to maintain the historical preservation of this county treasure.

After having reviewed the proposal it appears this would be a development much better suited for Lovell Road or an exit road off of Pellissippi Pkwy as it is very large in scale. The additional traffic it would cause on Concord Road and throughout our neighborhood would not only effect our access to our homes but it would also cause additional traffic backups and accidents from cars coming from roundabout and u turns from Concord Road into the gas station. Hours of operation should be no more than 6a-10p). It would seem that a small office complex, bank, library, or multi use light retail area with dry cleaners and coffee shop, beauty shop, barber shop, satellite utility offices, sheriff office, appropriately developed, would fit in much better with Concord Village and the surrounding neighborhoods.

Should the Staff/Commission be of the opinion this proposed development plan should be allowed to proceed, I would ask it do so with the following stipulations:

- 1.) That the operating hours be no more than from 6am-10pm.
- 2.) That the setback of development be at least 75 feet from the adjacent neighborhoods and cemetery.
- 3.) That no traffic be allowed to exit onto Second Drive.
- 4.) That steps be taken to scale back the over sized development, especially the number of pumps and address the other concerns of noise, lighting (No bright, high LED lights) and crime (take all necessary steps to insure crime from development won't spill over into our neighborhood.)

Thank you very much for allowing me to voice my concerns. Please take them into consideration in your efforts to protect the unique Village of Concord and adjacent neighborhoods to this proposed plan. Please do not approve plan as is! There are better options. The applicant is not concerned with the impact their proposed development would have on our community. The unique Village of Concord needs to be protected.

Thank you, David Vaughan