

The following is from the [Guidelines for the Historic Village of Concord](#) adopted by the Knox County Historic Zoning Commission and the Knox County Metropolitan Planning Commission. We ask that the widening of the second drive be as limited as possible to be more sympathetic to the National Register Historic District. The roadways are a big part of the settings that represent the character of the neighborhood. Our guidelines state that **Pavement widths should be continued into any proposed development.**

*(Page 3) The Village of Concord is a unique historic and architectural resource—a clear picture of community life in Knox County in the nineteenth century. Most of the buildings were built between 1840 and 1935, and still retain their historical features. However, rapid suburbanization has created development pressures as shown by the creation of Farragut to the west and the expanding Knoxville suburbs to the east and north. These development pressures have resulted in new developments on the north side of the original town, and additional large parcels within the historic district, which if developed unsympathetically, could detract from the historical appearance of the Village. Residents of the Village of Concord have realized that, in order to preserve the appearance of their historic town and its buildings, a local historic overlay district will be invaluable to them. **The purpose of this district is not to discourage development, but to encourage sympathetic new development that respects the historic architecture and setting of the Village.***

*(Page 7) 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.*

*(Page 7) These design guidelines emphasize not only the importance of retaining the original design found on the buildings in the Village, but also the character of new development that will occur on vacant parcels, including the size of lots, the setback of buildings from the street and the design of the streets themselves.*

*Page (23) To preserve and enhance the setting of the Village of Concord, it is important that the setting of the buildings be retained, even when new development is proposed.*

- 1. The original grid system should be extended into land proposed for future development or redevelopment.*
- 2. Pavement widths should be continued into any proposed development.***
- 3. Streets should not be finished with curbs and gutters, which are not the traditional way of dealing with stormwater runoff in the Village. Instead, grassy or stone lined drainage ditches should be provided in the same manner as those existing in older portions of the Village.*
- 4. Setbacks for new buildings should respect the setbacks already established by the location of historic buildings in the Village*