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Good afternoon. Responding to proposed Walmart Neighborhood Market at Schaad Rd and Bakertown Rd.

1, There needs to be adequate time for affected HOAs and homeowners to meet and develop questions and concerns. This has not been done or allowed with the current schedule.

2, Reviewing the plan for the property, the initial question would be why? There is currently convenient shopping and fueling in both directions on Schaad Rd.

3, Weigel's is already developing property across Schaad Rd from the proposed Walmart facility. This would seem to abrogate the need for additional fuel and groceries.

4, If the proposed plan is forced upon local residents, I am highly concerned about the driveway off of Schaad Rd, very close to Truitt Path Ln. This would appear to be a point of potential accidents with ingress and egress to and from Lobetti Landing and proposed Walmart.

5, There is no clarity about how a masonry fence and plants/trees would be installed and left in place prior to construction for the protection of homeowners. It is unimaginable that the developer would not have already considered this and had it as a part of their proposal.

7, Although there is a report on planned traffic impact, it is done from the point of view of "what ifs". A realistic approach to understanding the traffic impact would be to review the existing Walmart Neighborhood Market located on Western Ave in Knoxville. I can say from personal experience, ingress may be ok, egress is oftentimes difficult.

8, The "Advance Knox" plan is being finalized to be proactive rather than reactive with county growth. How does this proposal align itself with Advance Knox?

9. I can understand the developer wanting to place the Walmart on Schaad Rd. With current building and proposed building taking place, it would seem that moving the Walmart Neighborhood Market further west on Schaad Rd (closer to Middlebrook Pike) would be a reasonable alternative. I cannot think of another Walmart property in the area that has the same impact on local homeowners as this one.

Lastly, it is highly recommended that the focus of this proposal should be on local residents rather than a commercial development. Thank you for your consideration of these comments and please call with any questions on the above.