

Planning Commission needs to know that the applicant has never reached out to anybody in the neighboring subdivision, or any of the leaders of the larger Corryton Community. They did not reach out during the initial reasoning of the property. When they submitted their first development plan request, Smithbilt stated at the Planning Commission meeting and at the BZA hearing that community outreach occurred "At the podium of the county commission reasoning hearing". That is the sum total of outreach and dialogue they have had. In fact, they did the exact opposite of dialogue - after the BZA overturned the Planning Commission decision and denied the development application, Smithbilt filed for a writ of certiorari against Knox County BZA and the neighbors who applied for the appeal and testified at the meeting. As of today, the court has held its hearing and has not yet issued judgement.

This development is not in character with the larger Corryton community. It is only in character to some extent with Mari Ben Acres next door, which itself is out of character with the larger Corryton Community. Are we saying that one subdivision development more than 20 years ago now sets the "character" for the entire community? No is the answer of the longtime residents - many of several generations.

Finally, Planning Commissioners grossly misunderstood and misrepresented the application at their prior hearing. They described these as rural in nature, half acre lots. Over 140 of these lots are NOT half acre - they are in fact less than 10,000 sq ft in area.

The development plan proposes no landscaping or design elements that would integrate and carry forth a rural character.