

## DEVELOPMENT PLAN

5-B-25-DP



single family lot in PR (Planned Residential) up to 2 du/ac

**Petitioner:** Cafe International LLC c/o  
Randy Guianard

**Map No:** 21

**Jurisdiction:** County

0 100  
Feet



**Original Print Date:** 3/31/2025

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



# Planning

KNOXVILLE | KNOX COUNTY

STAFF REVIEW ☐

## Development Request

**Subdivision** ☐ Concept Plan ☒ Final Plat

**Zoning** ☐ Rezoning ☐ Plan Amendment

**Development** ☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use ☐ Hillside Protection COA

CAFE INTERNATIONAL LLC  
c/o Randy Guignaro

Applicant Name

Affiliation

3-13-25

May 8, 2025

Date Filed

Meeting Date (if applicable)

File Number(s)

5-B-25-DP

### Correspondence

All correspondence will be directed to the approved contact listed below.

☐ Applicant ☐ Property Owner ☐ Option Holder ☒ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

DAVID HARBIN

BATSON HIMES

NORVELL + POE

Name

Company

4334 Papermill Dr

KNOXVILLE

TN

37909

Address

City

State

ZIP

865-588-6472

Phone

Email

### Current Property Info

5408 Fountain Gate RD

KNOXVILLE, TN 37918

865-244-8050

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

RIDGEVIEW RD

TAX MAP 21, PARCEL 159

Property Address

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

NO

### Development Request

☐ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

MARCH 2025

## Subdivision Request

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

Unit / Phase Number

☐ Combine Parcels☒ Divide Parcel1 LOT  
Proposed Number of Lots (total)☐ Other (specify)Specify if requesting: ☐ Variance ☐ Alternative design standardSpecify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

## Zoning Request

PENDING PLAT FILE NUMBER

☐ Zoning Change

Proposed Zoning

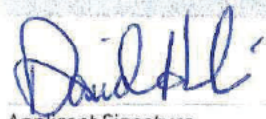
Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan☐ Plan Amendment Change

Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application

Previous Rezoning Requests

☐ Other (specify)☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

DAVID HARBIN

Please Print

3.13.25

Date

865-588-16472  
Phone Number

Property Owner Signature

Email

Please Print

3/17/2025, SG

Date Paid

## Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0401			\$450.00



# Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

## Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

**Planning staff will post the required sign.** If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

### Acknowledgement

*By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

04/25/2025

05/09/2025

Date to be Posted

Date to be Removed

**Have you engaged the surrounding property owners to discuss your request?**

☐ Yes ☒ No

☐ No, but I plan to prior to the Planning Commission meeting

  
Applicant Signature

DAVID HARBIN  
Applicant Name

3.13.25  
Date