

**Applicant:** STEVEN FLETCHER HOLLEY & ALEXANDER SHELYAKOV MILL REALTY LLC

**Request:** BUILDING PERMIT

**Meeting Date:** 4/10/2023

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**Address:** 10710 Coward Mill Rd.

**Map/Parcel Number:** 103 095

**Location:** Southeast side of Coward Mill Rd at intersection with Pellissippi Pkwy

**Existing Zoning:** BP (Business and Technology)/TO

**Proposed Zoning:** N/A

**Existing Land Use:** Office

**Proposed Land Use:** Office use to remain with a new storage building as an accessory structure

**Appx. Size of Tract:** 1 acres

**Accessibility:** Access is via Coward Mill Road, a minor collector with a pavement width that varies from 16 to 22 ft inside a 62 ft right-of-way.

**Surrounding Zoning and Land Uses:** North: BP (Business and Technology Park) / TO (Technology Overlay) - Commercial

South: BP (Business and Technology Park) / TO (Technology Overlay) - Agriculture/forestry/vacant

East: BP (Business and Technology Park) / TO (Technology Overlay) - Agriculture/forestry/vacant

West: Pellissippi Parkway right-of-way

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**Comments:** The applicant no longer wishes to pursue this project.

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**Design Guideline  
Conformity:** N/A

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**Waivers and Variances  
Requested:** N/A

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**Staff Recommendation:**

Withdraw this application by request of the applicant.



**4-B-23-TOB  
CERTIFICATE OF APPROPRIATENESS**



Purpose of Request: Building Permit

Original Print Date: 3/15/2023  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

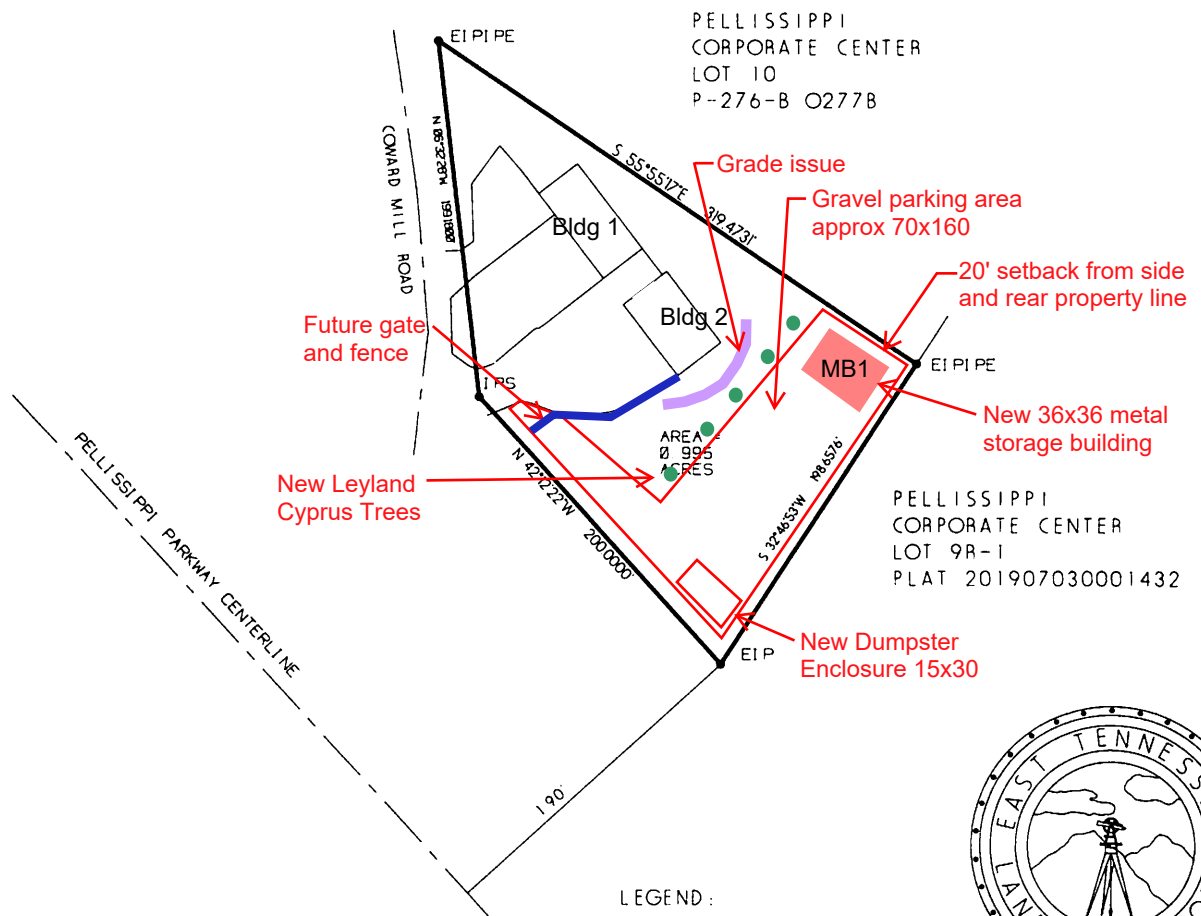
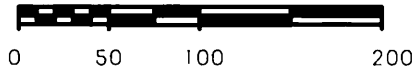
Petitioner: Steven Fletcher Holley &  
 Alexander Shelyakov Mill Realty  
 LLC

Map No: 103  
 Jurisdiction: County

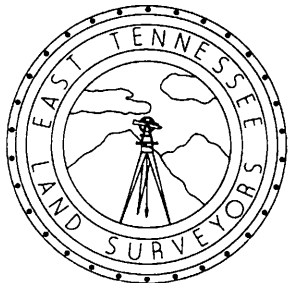




10710 Coward Mill	43,342.2
Bldg 1 footprint	2000
Bldg 2 footprint	1500
MB1 footprint	1296
Driveway areas	1800+4300
Existing	
GAC	$3500/43342.2=8.08\%$
FAR	$4300/43342.2=9.92\%$
IAR	$9600/43342.2=22.15\%$
Proposed	
GAR	$4796/43342.2=11.07\%$
FAR	$5596/43342.2=12.91\%$
IAR	$10896/43342.2=25.14\%$



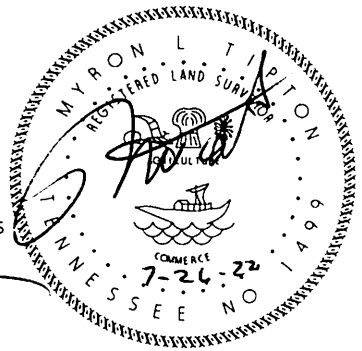
LEGEND:  
 EIP = EXISTING IRON PIN  
 IPS = IRON PIN SET



- NOTES
1. IRON PINS AT ALL CORNERS
  2. REFERENCE TAX MAP 103 PARCEL 95 AND WDB 20210706 0000812
  3. THIS SURVEY DOES NOT WARRANT TITLE.

CERTIFICATION:  
 I HEREBY CERTIFY THAT THIS IS A TN CATEGORY 2 SURVEY WITH A CLOSURE OF 1:10,000 OR BETTER AS SHOWN HEREON. ALSO, THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Myron L. Tipton*  
 MYRON L. TIPTON TN RES 1499



SURVEY OF	
COWARD MILL ROAD PROPERTY	
STEVE HOLLY JR	
DISTRICT NO 6	KNOX COUNTY, TN
SCALE: 1" = 100'	DATE: 7-26-22
PREPARED FOR: STEVE HOLLY JR	
SURVEY BY: EAST TENNESSEE LAND SURVEYORS	
805 STONECREST DRIVE	
MARYVILLE, TN 37804	
PH. 865-679-1134	
mtipton57@gmail.com	
PROJECT NO. 22-012 B	



Vorsatube®  
BUILDING SYSTEMS





- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION | <input type="checkbox"/> REZONING        | <input type="checkbox"/> ADMINISTRATIVE REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION     | <input type="checkbox"/> SIGNAGE         | <input type="checkbox"/> BOARD REVIEW          |
| <input type="checkbox"/> BUILDING PERMIT - GRADING PLAN                | <input type="checkbox"/> ZONING VARIANCE |  |

Mill Realty LLC (Steven Fletcher Holley and Aleksander Shelyakov)

**PUBLISHED APPLICANT NAME** - no individuals on behalf of -

02-27-2023

4/10/2023

**4-B-23-TOB**

DATE FILED

MEETING DATE (IF APPLICABLE)

FILE NUMBER

## CORRESPONDENCE

Correspondence related to this application will be directed to the contact listed below.

- APPLICANT  OWNER  OPTION HOLDER  SURVEYOR  ENGINEER  ARCHITECT/LANDSCAPE ARCHITECT  ATTORNEY

Steven Fletcher Holley and Alexander Shelyakov Mill Realty LLC

<b>NAME</b>	<b>COMPANY</b>		
839 O'Connell Drive	Knoxville	TN	37934
<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
865-776-1414	info@roofingbyrli.com		
<b>PHONE</b>	<b>EMAIL</b>		

## CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS  PART OF PARCEL

Mill Realty LLC	839 O'Connell Drive	865-776-1414
<b>OWNER NAME</b> - if different -	<b>OWNER ADDRESS</b>	<b>OWNER PHONE/EMAIL</b>
10710 Coward Mill Road		
<b>PROPERTY ADDRESS</b>		
<del>103095</del> 103 095	No	1 ac
<b>PARCEL ID(S)</b>	<b>PART OF PARCEL? (Y/N)</b>	<b>TRACT SIZE</b>

## STAFF USE ONLY

	<input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY
South side of Coward Mill Rd at intersection with Pellissippi Pkwy	6th
<b>GENERAL LOCATION</b>	<b>DISTRICT</b>
BP/TO	TP
<b>ZONING</b>	<b>SECTOR PLAN LAND USE CLASSIFICATION</b>
Northwest County	Offices
<b>PLANNING SECTOR</b>	<b>EXISTING LAND USE</b>

## REQUEST

### BUILDING PERMIT

- NEW CONSTRUCTION  
 EXPANSION OR RENOVATION  
 GRADING PLAN

- REZONING  
 SIGNAGE  
 ZONING VARIANCE

### PLAN MATERIALS:

- DEVELOPMENT PLAN  
 BUILDING ELEVATIONS  
 FLOOR PLAN  
 LANDSCAPE PLAN  
 SIGNAGE PLAN  
 OFF-STREET PARKING

OTHER:

WAIVERS OR VARIANCES REQUESTED?  YES  NO

ADMINISTRATIVE REVIEW:  LIGHTING  LANDSCAPING PLAN

## RENOVATION OR EXPANSION

### SUMMARY OF WORK TO BE PERFORMED:

Construct metal building for warehouse storage

## ZONING VARIANCE

### SUMMARY OF ZONING VARIANCE REQUEST:

## REZONING

REZONE FROM: \_\_\_\_\_

TO: \_\_\_\_\_

SECTOR PLAN AMENDMENT FROM: \_\_\_\_\_

TO: \_\_\_\_\_

## SIGNAGE

- YARD SIGN       BUILDING SIGN       OTHER SIGN
- AREA: \_\_\_\_\_      AREA: \_\_\_\_\_      AREA: \_\_\_\_\_  
HEIGHT: \_\_\_\_\_      HEIGHT: \_\_\_\_\_      HEIGHT: \_\_\_\_\_  
FINISH: \_\_\_\_\_      FINISH: \_\_\_\_\_      TYPE: \_\_\_\_\_

## STAFF USE ONLY

- TTCCA Checklist  
 Property Owners/Option Holders

CODE	CODE
FEE	FEE
1102   \$450	

TOTAL
\$450.00

## AUTHORIZATION

*By signing below*

*You certify that you are the property owner and/or authorized representative.*

Steven Fletcher Holley Jr.

Owner

02-27-2023

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865-776-1414

info@roofinbyrli.com

PHONE NUMBER

EMAIL



Michelle Portier

3/9/2023

STAFF SIGNATURE

PRINT NAME

DATE PAID