Roane County Regional Planning Commission

Meeting Agenda

Wednesday, October 21, 2026 — 6:00 P.M.

Members

Daniel Stracener, Chairman	Scott Stout, Vice Chairman
Alicia Harris	Ellison Quirinale

Opening

- Call to Order
- Roll Call
- Approval of Minutes from September 16, 2026

Old Business

None

New Business

1. **Variance — Anthony Hendren**

   Property: 208 Shady Dr.

   Tax Map 048B, Group A, Parcel 014.00

   Zoning: A-2

   Request: 20' front setback

Other Business

Adjournment

Roane County BOARD OF ZONING APPEALS

Roane County TENNESSEE | BUILDING AND CODES

308 N. Third Street
Kingston, TN 37763
865-717-4230
ALL MEETINGS HELD AT THE ROANE COUNTY COURTHOUSE 2ND FLOOR QUALLS ROOM
200 E. Race Street Kingston, TN 37763

For: Administrative Review ☒ Variance ☐ Special Use Permit ☐ Cell Tower **Permit #:** VAR2026-019

BZA Date: October 21, 2026 **Time:** 6:00 pm **SUP Renewal:** ☐ YES ☐ NO

APPLICANT INFORMATION

Name: ANTHONY HENDREN Who Will Attend Meetings:

Address: 208 SHADY DR.

City: HARRIMAN State: TN ZIP Code: 37748 Fax:

Phone: 8652489072 E-mail: anthonyh9228@gmail.com

If other than owner, nature of relationship:

OWNER INFORMATION

Name: SAME

Address:

City: State: ZIP Code

Phone: E-mail:

PROPERTY IDENTIFICATION

Address: SAME District: Business Name:

City: State: ZIP Code:

Tax Map: 048B **Group:** A **Parcel:** 014.00

Flood **Zone:** Current **Zone:** A-2 Current **Use:**

ACTION REQUESTED (SETBACK VARIANCE WILL REQUIRE PROPERTY LINE TO BE MARKED)

Proposed Use: Place a Double Wide

Variance Requested: 10' front setback

☐ Site Map Required: Acrage/Sq.Ft:

Front: 10' Side: Rear:

Reason for Request: Topography of land & septic

Documentation Provided: site map & pictures

APPLICANT CERTIFICATION

I/we certify that the above information is complete and accurate.

Signature: Anthony Hendren **Date:** 9/11/2026

FEES (OFFICIAL USE ONLY) (Fees are non-refundable)

Amount: **$50.00** Credit/Cash/Check No.: Date: Collected By:

PREVIOUS ACTIONS (OFFICIAL USE ONLY)

Actions Taken:

Taken By: Date:

Site Visit: NOV Date: Picture(s) Date:

Additional Information:

ACTIONS (OFFICIAL USE ONLY)

Granted: Recommendation By:

Conditions:

Denied: Reason Denied:

Updated 8-27-24 RC

Untitled Map
Write a description for your map.
Legend
208 Shady Dr
208
Google Earth
© 2026 Google
0.53 ft
N

Roane County - Parcel: 048B A 014.00

Date: September 11, 2026

County: ROANE
Owner: HENDREN JENNIFER & ANTHONY
Address: SHADY DR 208
Parcel ID: 048B A 014.00
Deeded Acreage: 0
Calculated Acreage: 0

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

Roane County Building, Planning and Zoning Administration
308 N. 3rd St. - Kingston, TN. 37763
Phone - 865-717-4230

September 1, 2022

Rodney Lowery
Setback Variance Request for Property Located on
208 Shady Drive
Harriman, TN. 37748

Dear Mr. Lowery,

On May 18; 2022 the Roane County Board of Zoning Appeals approved your request for a 4ft. side setback variance for a 24x24 garage on property located at 208 Shady Drive, Harriman, TN. 37748. Map: 048B Group: A Parcel: 014.00. Zoned (R-1) Single Family Residential District)

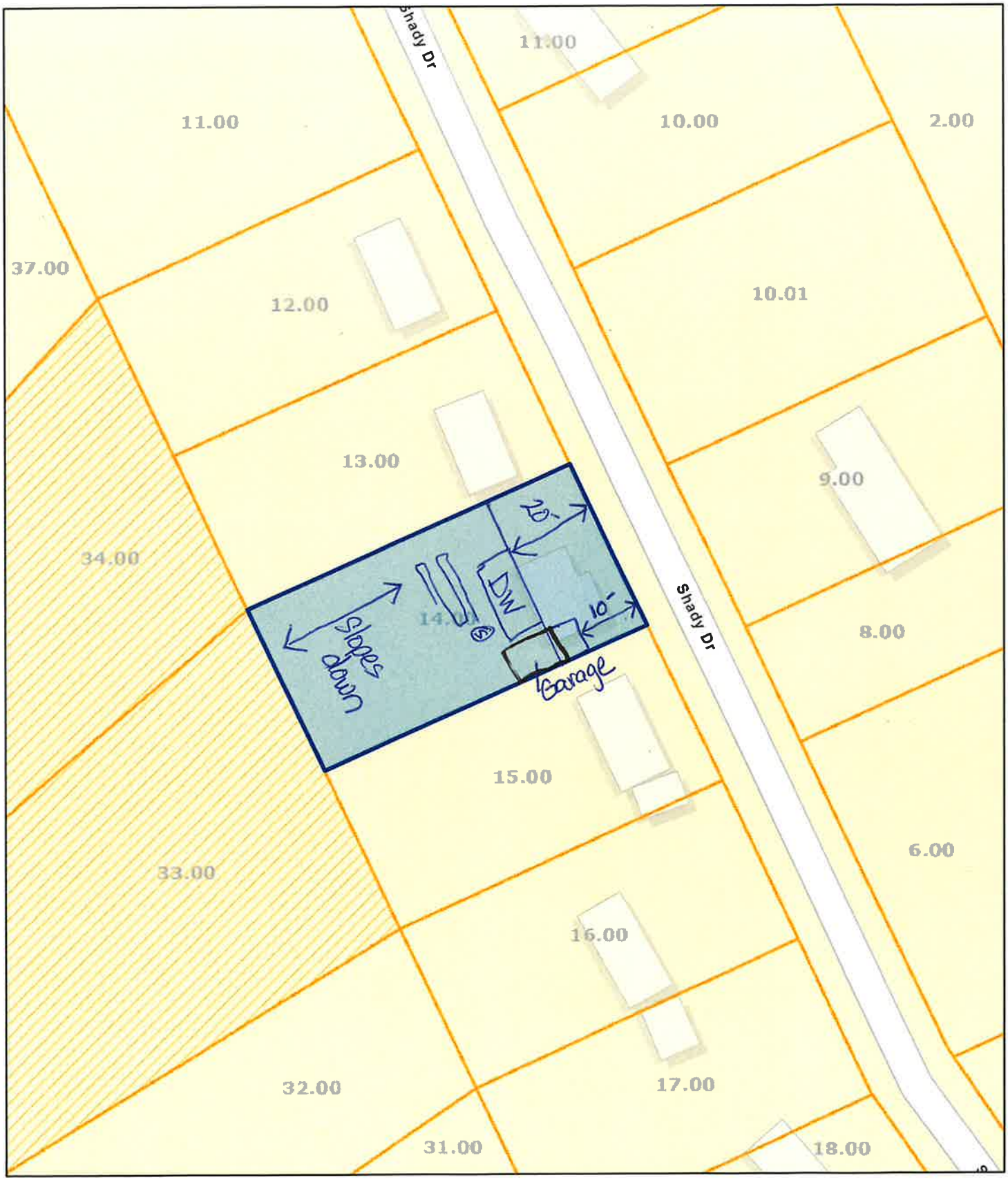
It has been a pleasure working with you.

Good luck on your plans for this property, and if we can be of further assistance, please let us know.

Sincerely,

Rene'e Crowe,
Roane County Zoning Office

Roane County - Parcel: 048B A 014.00



Date: September 11, 2026

County: ROANE
Owner: HENDREN JENNIFER & ANTHONY
Address: SHADY DR 208
Parcel ID: 048B A 014.00
Deeded Acreage: 0
Calculated Acreage: 0

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Roane County - Parcel: 048B A 014.00

Date: September 11, 2026

County: ROANE
Owner: HENDREN JENNIFER & ANTHONY
Address: SHADY DR 208
Parcel ID: 048B A 014.00
Deeded Acreage: 0
Calculated Acreage: 0

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ROANE COUNTY CODES ENFORCEMENT
308 N. THIRD STREET
KINGSTON, TN 37763

865-717-4230
brooke.eubanks@roanecountytn.org

Receipt Number: ZO6-00017

Payer/Payee: HENDREN, ANTHONY
208 SHADY DRIVE
HARRIMAN TN 37748

Cashier: Renee Crowe

Date: 09/11/2026

VAR2026-019	VARIANCE	208 Shady Drive

Fee Description	Fee Amount	Amount Paid	Fee Balance
Variance	$50.00	$50.00	$0.00
	$50.00	**$50.00**	**$0.00**

Payment Method	Reference Number	Payment Amount
CHECK	1225	$50.00
Total Paid:		**$50.00**

Roane County Planning & Zoning
200 E. Race Street
Kingston, TN 37763
865-717-4232

October 21, 2026
Residents who were contacted for a Setback Variance Request on
208 Shady Dr, Harriman
048B-A-014.00

HALFACRE ERIC STEPHEN
202 SHADY DRIVE
HARRIMAN TN 37748
048B-A-013.00

BURLESON LORELYN & JEREMY
197 LAKE CREST DRIVE
HARRIMAN TN 37748
048B-A-034.00

LAWSON GARY L & JANICE E
205 LAKECREST DRIVE
HARRIMAN TN 37748
048B-A-033.00

O`NEAL MICHAEL & URSULA
210 SHADY DRIVE
HARRIMAN TN 37748
048B-A-015.00

EDWARDS JENNY J
201 SHADY DRIVE
HARRIMAN TN 37748
048G-A-008.00
048G-A-009.00

EDWARDS STEVE & JENNY
201 SHADY DRIVE
HARRIMAN TN 37748
048G-A-010.01

Roane County Planning & Zoning
200 E. Race Street
Kingston, TN 37763
865-717-4232

October 2, 2026

To all property owners adjacent or adjoining the property of 208 Shady Dr, Harriman, TN 37748:

Please be advised that a public hearing before the Roane County Planning Commission is scheduled for **October 21, 2026, at 7:00 p.m.** in the Qualls Room on the second floor of the Roane County Courthouse regarding property located at 208 Shady Dr, Harriman, TN 37748 identified as **Map: 048B Group: A Parcel: 014.00**.

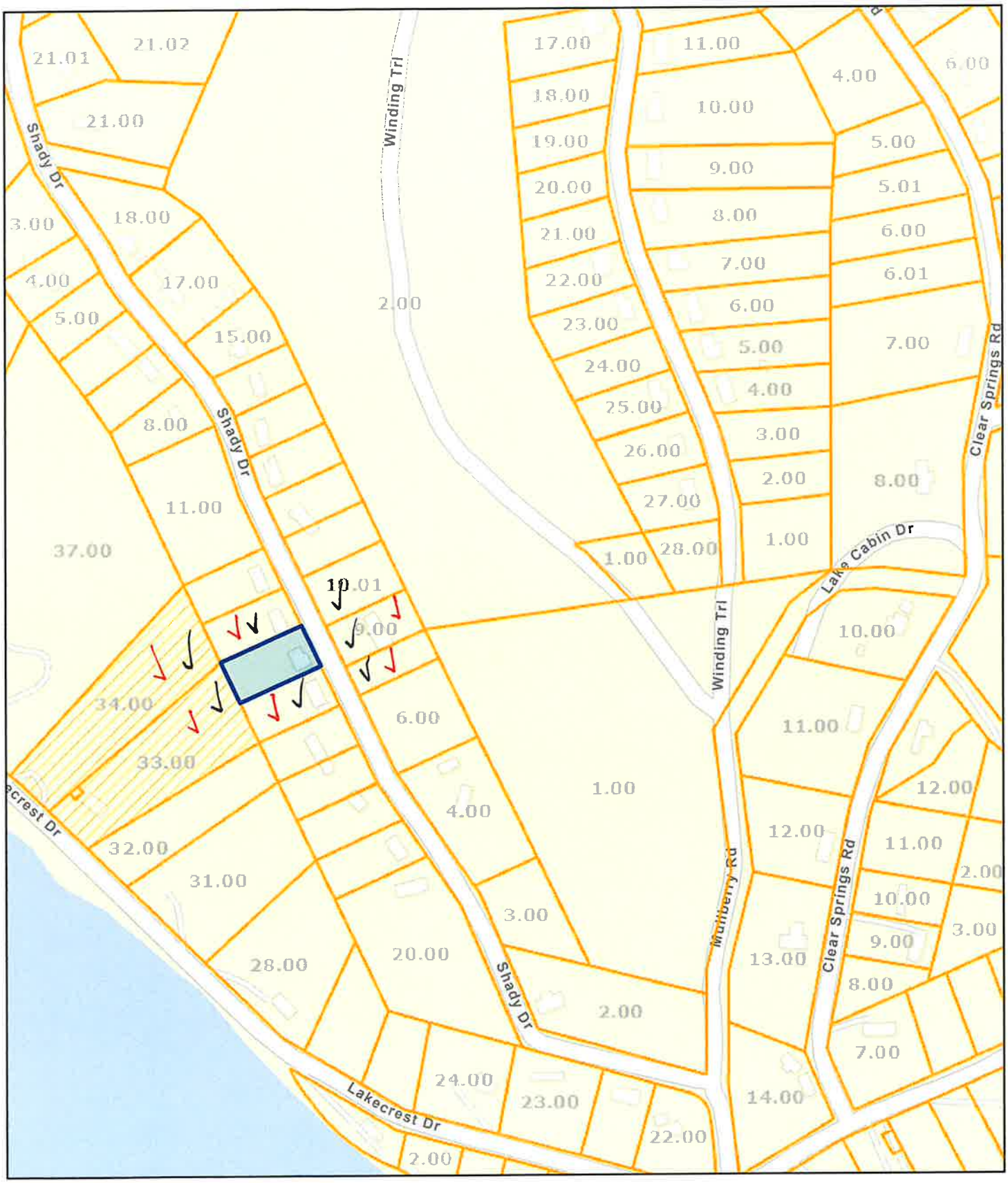
This property owner has requested a variance from the Roane County Planning Commission to be 20' from the front property line.

As an adjacent or adjoining property owner, you are entitled to be informed of this request. If you have any interest or concerns regarding this variance request, you may attend this public hearing and/or call the Roane County Zoning Office at 865-717-4232 and speak to Brooke Mayes. If it is more convenient, you may send a comment either for or against this request to brooke.mayes@roanecountytn.gov.

Sincerely,

Roane County Planning & Zoning

Roane County - Parcel: 048B A 014.00



Date: September 29, 2026

County: ROANE
Owner: HENDREN JENNIFER & ANTHONY
Address: SHADY DR 208
Parcel ID: 048B A 014.00
Deeded Acreage: 0
Calculated Acreage: 0

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

The property lines are compiled from information maintained by your local