Roane County Regional Board of Zoning Appeals

Meeting Agenda

Wednesday, November 18, 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 October 21, 2026

Public Comment

Old Business

None

New Business

1. **Expansion of Non-conforming Use — Adam Botkin**

   Property: 125 Mariners Pt

   Tax Map 067L, Group A, Parcel 003.00

   Zoning: R-1

   Request: expanding a nonconforming use to add a porch

Other Business

Adjournment

ROANE COUNTY BOARD OF ZONING APPEALS

Minutes of Regular Meeting

Wednesday October 21, 2026, 6:00pm

A regular meeting of the Roane County Board of Zoning Appeals was held on Thursday, October 22, 2026, and was called to order at 6:00 p.m. Vice Chairman Scott Stout presided. A quorum was present.

Members Present

- Scott Stout, Vice Chairman
- Ellison Quirinale
- Pat Ladue- Alternate

Members Absent

- Daniel Stracener, Chairman
- Alicia Harris

Staff Present

- Cory Haggard, Planning Director
- Brooke Mayes, Assistant Planning
- Greg Leffew, County Attorney

The Vice Chairman noted a general three-minute limit on remarks and asked anyone wishing to speak to state their name and address on the form.

Approval of Minutes

The Board considered the minutes of its September 16, 2026 meeting. No corrections were offered.

Ellison Quirinale moved, seconded by Scott Stout to approve the minutes of September 16, 2026, as presented.

Vote: Stout–Yes; Quirinale–Yes; Ladue–Abstained (absent September 16).

MOTION CARRIED, 2 YES- 1 ABSTAIN.

The minutes were approved as presented.

Public Comment

No one came forward to address the Board.

Old Business

None.

New Business

A. Variance Request — Anthony Hendren, 208 Shady Drive, Harriman, TN (Map 048B, Group A, Parcel 014.00), Zoned A-2

This item concerned a request for a variance for a 20-foot front setback variance on property zoned A-2. The Chairman asked whether anyone wished to address the Board on the item. The property owner was not present and no one appeared on the owner's behalf. The Chairman advised that the Board's usual policy when no one is present to represent an application is to decline it, and asked for the pleasure of the Board.

Pat Ladue moved, seconded by Ellison Quirinale, to decline the variance request for 208 Shady Drive, Harriman, TN, because the property owner was not present to represent the request.

Vote: Stout–Yes; Quirinale–Yes; Ladue–Yes

MOTION CARRIED, 3 YES- 0 NO

The variance request was DENIED.

Adjournment

Pat Ladue moved, seconded by Ellison Quirinale to adjourn.

MOTION CARRIED by voice vote; no opposition. The meeting adjourned at 6:05 p.m.

Minutes submitted by:

Brooke Mayes, Assistant Planner

_____

Daniel Stracener, Chairman Date

Roane County BOARD OF ZONING APPEALS

Roane County | 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 #:** VAR2026-005

BZA Date: Dec. 11, 2026 **Time:** 6:00 pm **SUP Renewal:** ☐ YES ☐ NO BP2025-1057

APPLICANT INFORMATION

Name: Gerald (Jerry) Depew — Who Will Attend Meetings: Gerald Depew & Stan Espiau

Address: 423 Robertsville Rd.

City: Oak Ridge	State: TN	ZIP Code: 37830	Fax: none
Phone: cell: 865-789-0899	E-mail: jerrydepew@bellsouth.net		

If other than owner, nature of relationship:

OWNER INFORMATION

Name: Gerald (Jerry) Depew

Address: 423 Robertsville Rd.

City: Oak ridge	State: TN	ZIP Code 37830
Phone: cell: 865-789-0899	E-mail: jerrydepew@bellsouth.net	

PROPERTY IDENTIFICATION

Address: 271 Meadowlake Drive	District: 04	Business Name: Private
City: Kingston	State: TN	ZIP Code: 37763
Tax Map: 078E	**Group:** A	**Parcel:** 022.00
Flood **Zone:** Zone X	Current **Zone:** C2	Current **Use:** New steel aircraft hangar.

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

Proposed Use: Airplane shelter. (I own two airplanes).

Variance Requested: 10 feet from property line instead of 30 feet. And waver of fire walls as steel building is over 100 feet away and surrounded by 100 " taxiway.

☐ Site Map Required:	Acrage/Sq.Ft: 3500 sq/ft on about 1/2 ac	
Front: 50	Side: 70 Code says 30 feet	Rear: 50 → 30'

Reason for Request: Ten feet was asked for on the sides with a 20 foot set back from the front as offered and thought approved when I applied for the building permit.

Documentation Provided: Building Permit , Site Map and Septic Permit. Perhaps pictures.

APPLICANT CERTIFICATION

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

Signature: **Date:**

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

Amount: **$50.00** Credit/Cash/Check No.: 1015 Date: 11/9/26 Collected By: Brooke Mayes

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

Roane County
ROANE COUNTY CODES ENFORCEMENT

308 N. THIRD STREET
KINGSTON, TN 37763
Phone: 865-717-4230
Fax: 865-717-4176

brooke.eubanks@roanecountytn.org

BP2025-1057

BP

PROJECT NAME: Depew_Airport Hanger
SITE ADDRESS: 271 MEADOWLAKE DR KINGSTON

ISSUED: 11/06/2025
EXPIRES: 01/25/2027

MAP: **GROUP:** **FLOOD PLAIN:**

Ctrl MAP: **PARCEL:** 078E A 02200 **ZONING:** C2

APPLICANT: DEPEW GERALD R
423 Robertsville Rd
OAK RIDGE, TN 37830
865-789-0899

OWNER: DEPEW GERALD R
423 Robertsville Rd
OAK RIDGE, TN 37830
865-789-0899

VALUATIONS:			**FEES:**		**Paid**	**Due**
Utility/Storage Building (Pole or Block with siding or stucco. Good windows, finished interior, concrete or asphalt floor, good lighting.)	3500.00	$99,995.00	building permit fees		$624.00	$0.00
	Total:	**$99,995.00**	**Receipt Number :** BU5-02554	**Totals :**	**$624.00**	**$0.00**

REQUIRED INSPECTIONS

Footer
Inslab
slab
Plumbing
Framing
Final

CONDITIONS

Chris Mason, Roane County Trustee
P.O. Box 296 • Kingston, TN 37763
865-376-4938

FORWARDING SERVICE REQUESTED

ROANE COUNTY 2022 PROPERTY TAX NOTICE

DIST	MAP	GP	CTL-MAP	PARCEL	SI
04	078E	A	078E	022.00	000

Receipt #	Total Due
8737	$60.00

Property Address: MEADOWLAKE DR

Make check payable to: **Roane County Trustee**

8802

********AUTO**ALL FOR AADC 377 12 67
DEPEW GERALD R
423 ROBERTSVILLE RD
OAK RIDGE, TN 37830-4841

CHRIS MASON
ROANE COUNTY TRUSTEE
PO Box 296
Kingston, TN 37763-0296

To avoid interest, taxes must be paid by **February 28, 2023**

Return this portion with payments made by mail or in person.

ROANE COUNTY 2022 PROPERTY TAX NOTICE

DIST	MAP	GP	CTL-MAP	PARCEL	S/I
04	078E	A	078E	022.00	000

TO AVOID INTEREST, TAXES MUST BE PAID BY FEBRUARY 28, 2023.

Receipt #	Total Due
8737	$60.00

Property Address: MEADOWLAKE DR

Classification: Residential

Subdivision: MEADOWLAKE AIRPARK I

Lot	Block	Acres
10		0.00

Additional Description:

Your payment options are:

* Online: **www.roanecountytn.gov**
(A vendor convenience fee for debit/credit cards and echeck applies. Roane County does not receive any of this fee)

Make check payable to: **Roane County Trustee**

* By Mail: **PO Box 296, Kingston, TN 37763**

* By phone: **Toll free 1-888-979-3813**

* Dropbox: **In front of the courthouse - no cash payments**

* At our office: **200 E. Race Street, Suite 4, Kingston, TN**

(credit cards - fee will be charged, cash, check or money orders)

* Banks: **United Community Bank - Kingston and SimplyBank - Rockwood and Harriman locations**

Tax notices are mailed to the property owner of record as of January 1, 2022. If you receive a notice, but have sold your property, or if the taxes are paid by someone else, please forward this notice to the person responsible for payment.

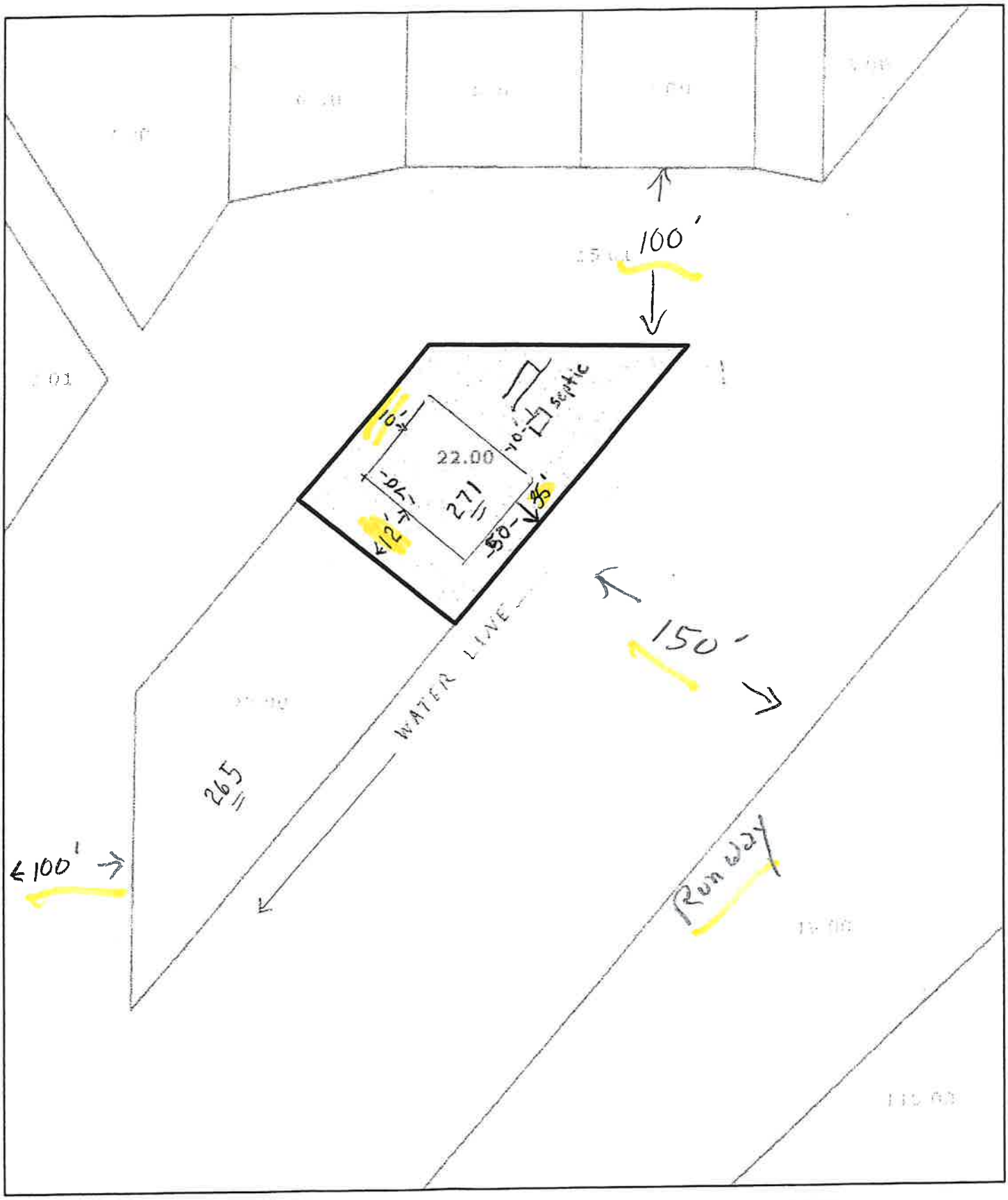
IF A RECEIPT IS REQUIRED TO BE MAILED BACK, PLEASE ENCLOSE A SELF-ADDRESSED STAMPED ENVELOPE OR AN E-MAIL ADDRESS.

THE TRUSTEE ONLY COLLECTS TAXES AND DOES NOT APPRAISE/ASSESS PROPERTY OR SET TAX RATES.

Office Hours:
Monday - Friday: 8:30 am - 4:30 pm
Extra Hours February 25, 2023
8:30 am - 12:00 pm

Land value	$10,000
Improvement value	$0
Personal property	$0
Appraised value	$10,000
Assessment	25%
Assessed value	$2,500
Tax rate	2.4000
Roll back	$0.00
Current taxes	$60.00

Roane County - Parcel: 078E A 022.00



Date: November 4, 2025

County: ROANE
Owner: DEPEW GERALD R
Address: MEADOWLAKE DR
Parcel ID: 078E A 022.00
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), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

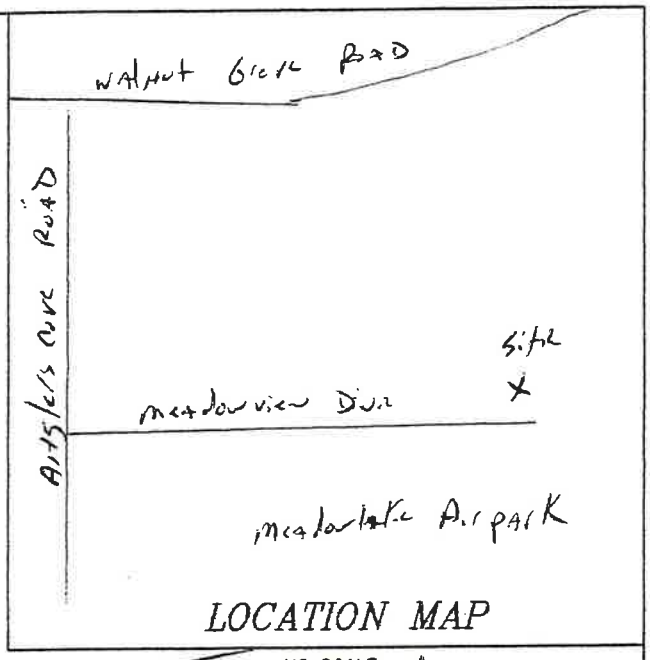
HIGH INTENSITY SOIL MAP BY

LICENSED PROFESSIONAL SOIL SCIENTIST
DON H. DeSHA, JR.
TENNESSEE LIC. #0009
10/2/25

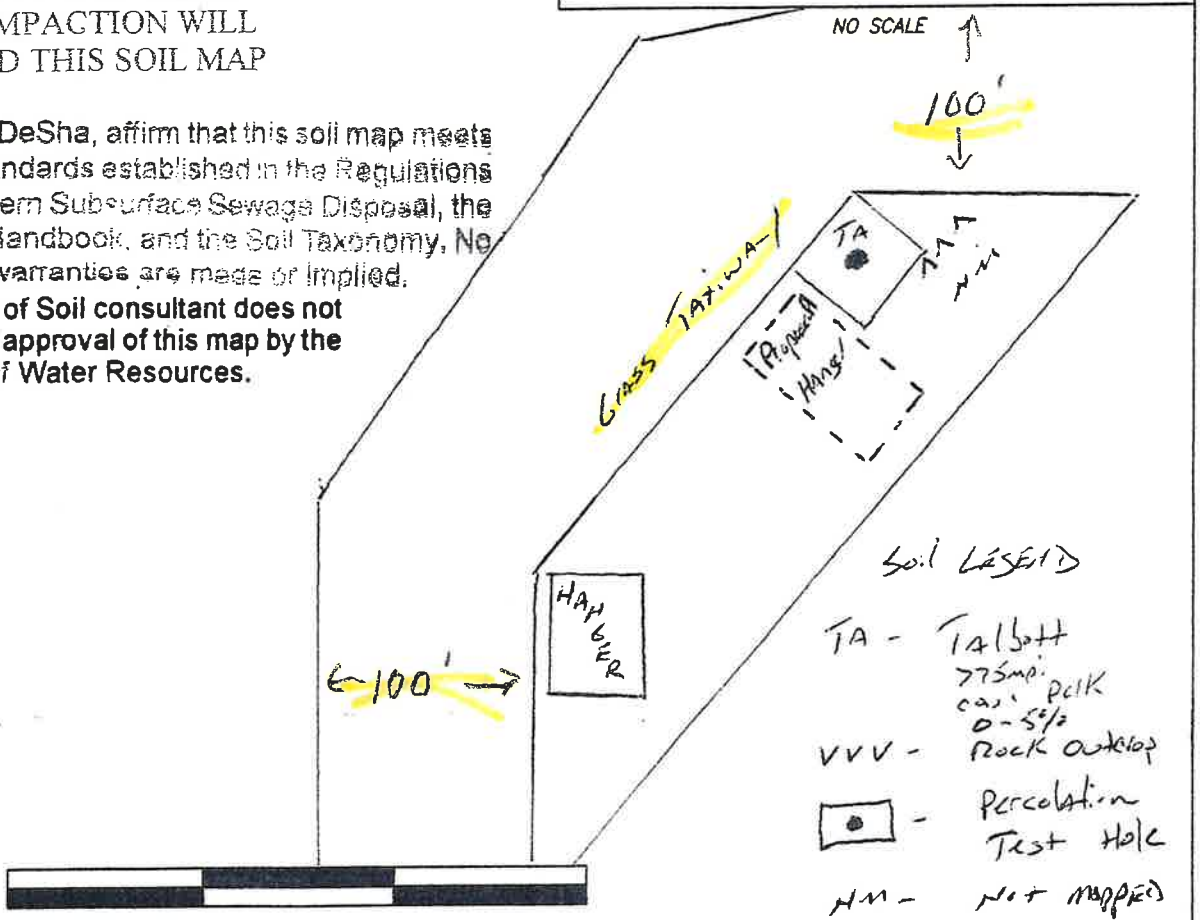
ANY CUTTING. FILLING AND/OR COMPACTION WILL VOID THIS SOIL MAP

I, Don DeSha, affirm that this soil map meets the standards established in the Regulations to Govern Subsurface Sewage Disposal, the Soils Handbook, and the Soil Taxonomy. No other warranties are made or implied.

Signature of Soil consultant does not constitute approval of this map by the Division of Water Resources.



LOCATION MAP



SCALE 1" = 100'

Soil LEGEND

TA - Talbott 7-15% slp. cav. rock 0-5%

VVV - Rock outcrop

- Percolation Test Hole

HM - Not mapped

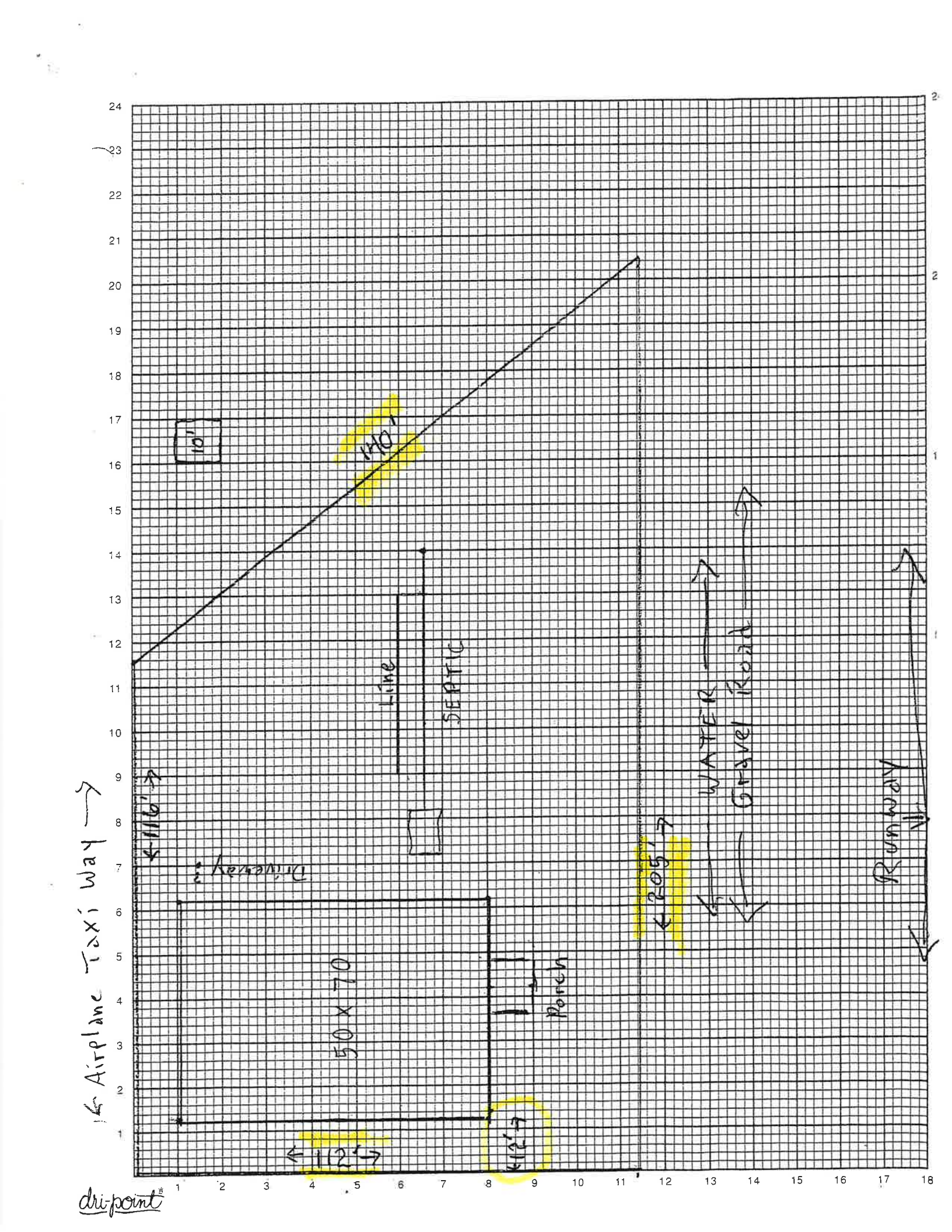
TITLE:	HIGH INTENSITY SOIL MAP
DRAWN BY:	JRW
DATE:	10/2/2025
REVISED DATE:	

Map for GERALD DEPEW

HIGH INTENSITY SOIL MAP

MAP 078E A PARCEL 022.00
MEADOWLAKE DRIVE
ROANE CO., TENNESSEE

SOIL SOLUTIONS, INC.
2415 OLD HARRIMAN HWY.
HARRIMAN, TN 37748
(865) 882-9387
(423) 569-1752


Airplane Taxi Way
10'
HILL
SEPTIC
1-line
Driveway
50 x 10
Porch
112'
WATER
GRAVEL ROAD
ROAD
Airplane Runway

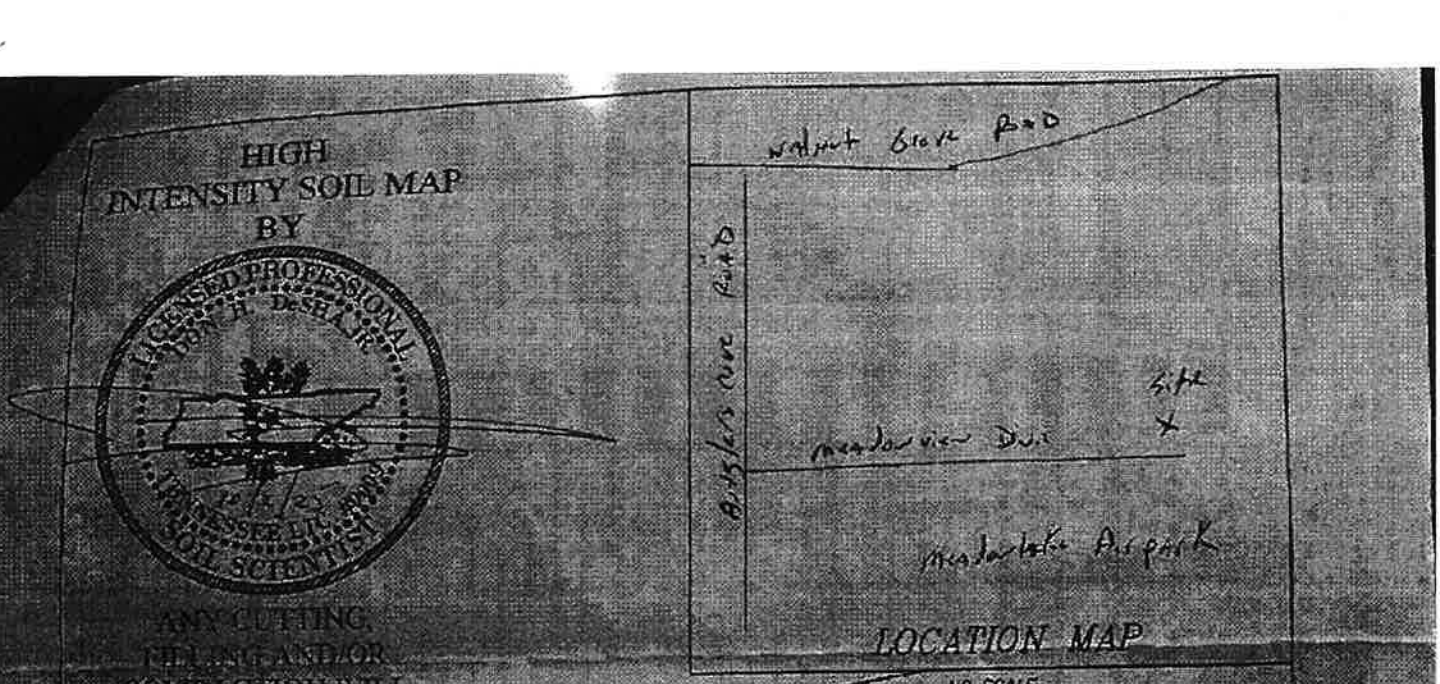
dri-point®

HIGH INTENSITY SOIL MAP BY

LICENSED PROFESSIONAL SOIL SCIENTIST
JON H. DeSHAZO
TENNESSEE
10/1/23

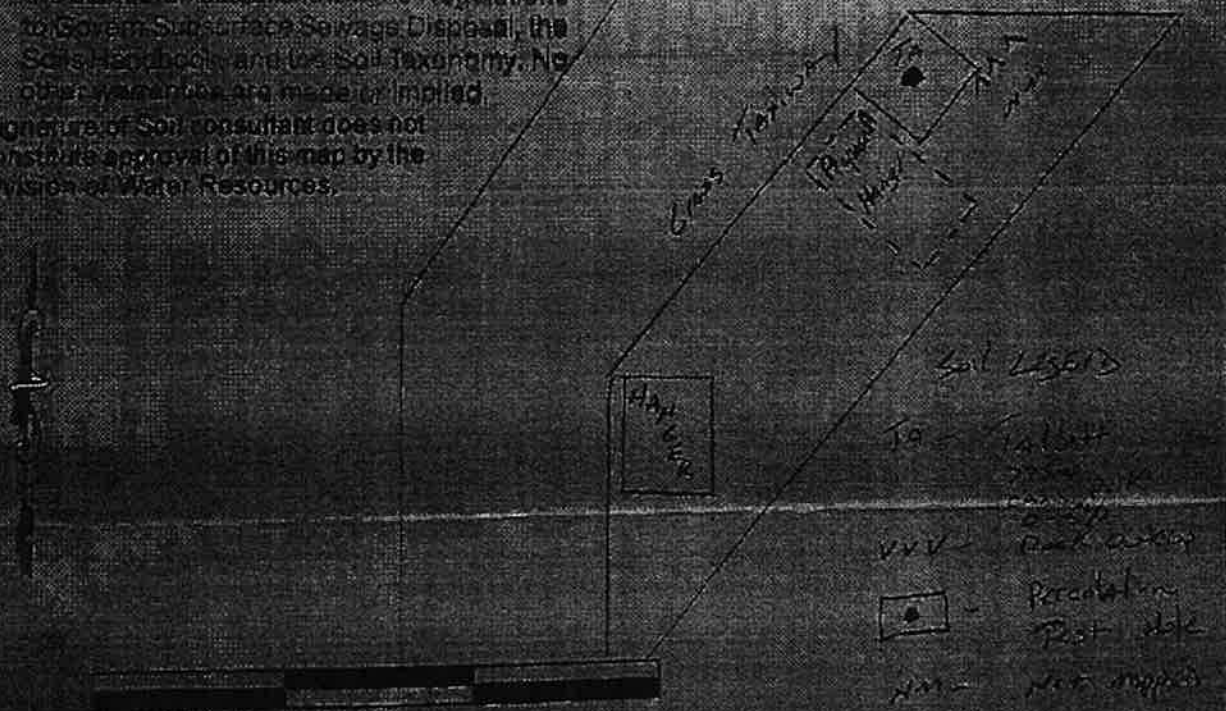
ANY CUTTING, FILLING AND/OR COMPACTION WILL VOID THIS SOIL MAP

I, Jon DeShazo, affirm that this soil map meets the standards established in the Regulations to Govern Subsurface Sewage Disposal, the Soils Handbook, and the Soil Taxonomy. No other warranties are made or implied. Signature of Soil consultant does not constitute approval of this map by the Division of Water Resources.



LOCATION MAP

NO SCALE



SCALE 1" = 100'

Map for GERALD DEPEW

HIGH INTENSITY SOIL MAP

MAP 078E A PARCEL 022.00
MEADOWLAKE DRIVE
ROANE CO. TENNESSEE

SOIL SOLUTIONS, INC.
2145 OLD HARRIMAN HWY.
HARRIMAN, TN 37748
(865) 882-9581
(423) 569-1752

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

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

Receipt Number: ZO6-00019

Payer/Payee: DEPEW GERALD R
423 ROBERTSVILLE RD
OAK RIDGE TN 37830

Cashier: Brooke Mayes

Date: 11/09/2026

VAR2026-025 VARIANCE 271 MEADOWLAKE DR

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	1015	$50.00
Total Paid:		**$50.00**