

PROPERTY INFORMATION:**Bancroft Hills Phase 1 Final Plat**

ADDRESS:	Bancroft Chapel Rd., Kingsport, TN
DISTRICT, LAND LOT:	10 th Civil District, Tax Map 032 Parcel 015.20
OVERLAY DISTRICT:	Not Applicable
EXISTING ZONING:	PD – Planned Development District
PROPOSED ZONING:	PD – Planned Development District
ACRES:	+/- 14.199
EXISTING USE:	Vacant
PROPOSED USE:	Residential

APPLICANT:**ADDRESS:****REPRESENTATIVE:****INTENT**

The applicant is requesting Final Planned Development plat approval for Phase 1 of the Bancroft Hills Subdivision, previously named the Bancroft Heights Subdivision, consisting of 35 single-family detached units.

The plan for this phase shows the required 25' development free periphery and appropriate density of 3.36 units per acre in accordance with the amount of open space provided, 2.455 acres. The density for all phases is 1.86 units per acre with an open space designation of, 19.43 acres.

Water is being supplied by Bloomingdale Utility District, who has provided a letter to the City stating the Phase 1 water line installation, pressure testing, and bacteriological sampling are complete.

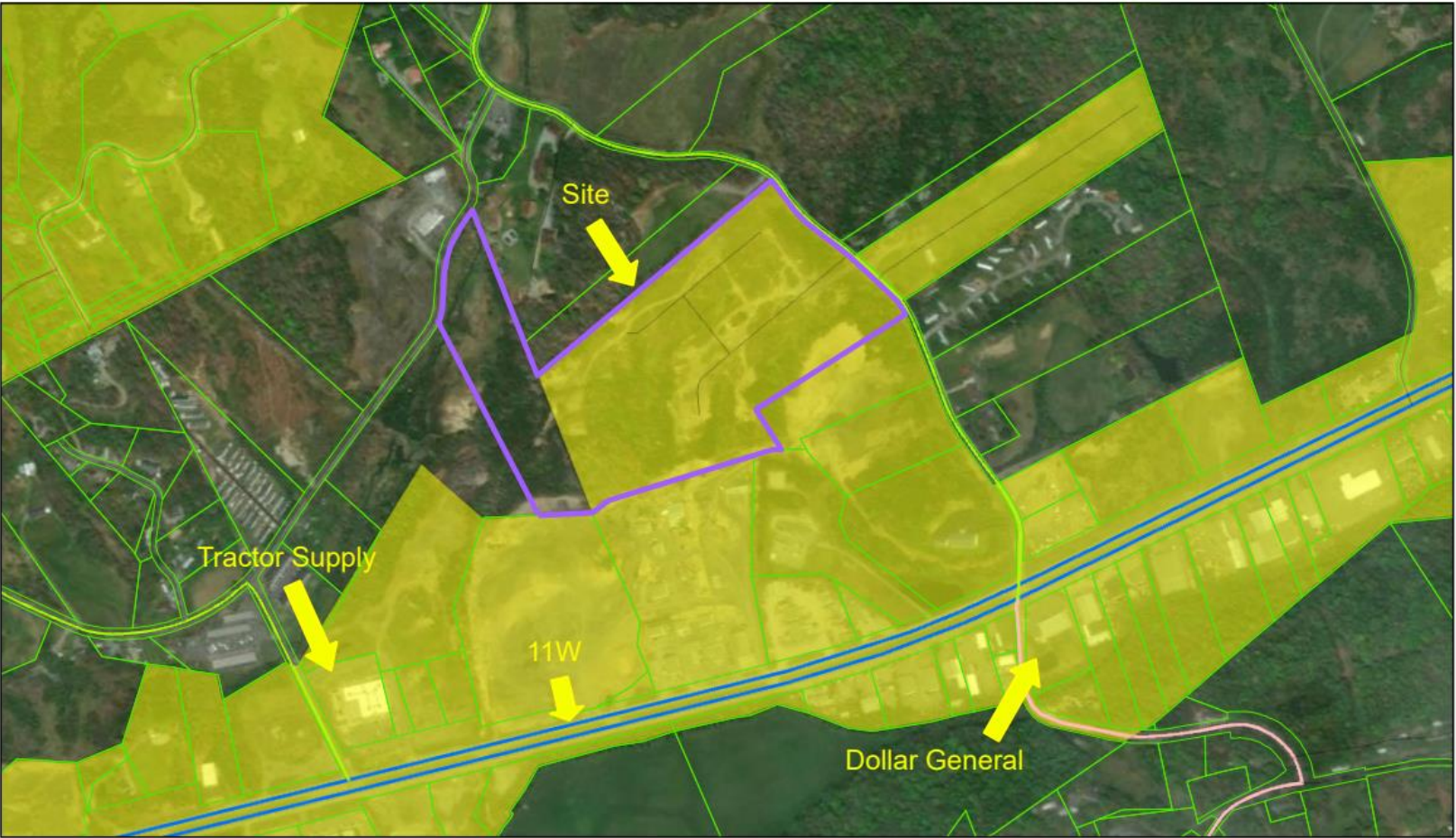
Integrity Building Group, LLC., has also requested the Planning Commission accept an irrevocable letter of credit for the remaining on-site improvements listed in their bond estimate totaling \$627,386.58.

D.R. Horton is also requesting that the Planning Commission accept a performance bond for the remaining on-site improvements listed in their surety estimate totaling \$104,344.17.

Both the irrevocable letter of credit & performance bond will have a performance date of June 17, 2027 and an expiration date of September 17, 2027.

Staff recommends granting final plat approval for Phase 1 of the Bancroft Hills Subdivision and accepting the irrevocable letter of credit and performance bond contingent upon both surety instruments being submitted and approved in a form acceptable to the City Attorney as well as revisions being submitted for the final plat.

Bancroft Hills Site Map

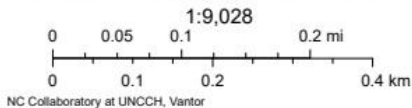


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Sullivan County Parcels Jan 2023 Streets

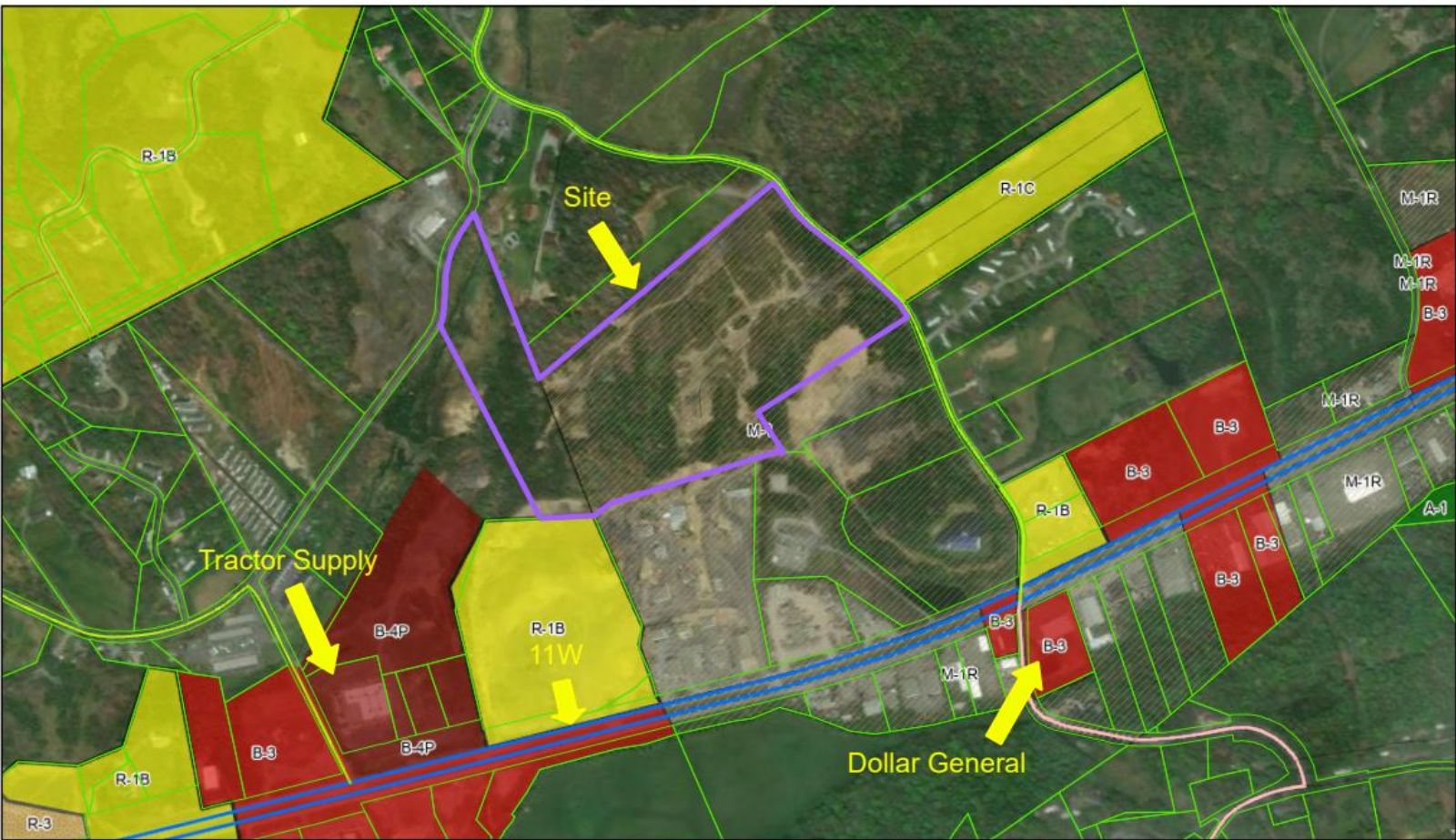
- Parcels
- Municipal Boundary
- KINGSPORT

- Major Arterial
- Minor Arterial
- Collector Street
- Local Street
- Private Street



Web AppBuilder for ArcGIS

Bancroft Hills Zoning - PD, Planned Development District



9/8/2026, 4:12:31 PM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

A-1

B-3

B-4P

M-1

M-1R

R-1B

R-1C

R-3

Streets

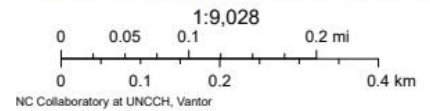
Major Arterial

Minor Arterial

Collector Street

Local Street

Private Street



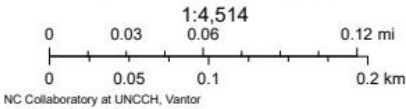
Web AppBuilder for ArcGIS

Bancroft Hills Utilities



9/8/2026, 4:16:58 PM

- Sewer Manholes
- Water Lines
- Sewer Mains
- Kpt 911 Address



Web AppBuilder for ArcGIS

Bloomingdale Utility District Letter



To Whom it May Concern,

Bloomingdale Utility District accepts the "Phase 1" water line installation done by KZ Construction for the Bancroft-Karst Subdivision Development. Pressure Testing and Bacteriological Sampling for "Phase 1" are complete.

Sincerely,

A handwritten signature in black ink that reads "Charlie Pippin".

Charlie Pippin

General Manager

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2006
 THIS MAP CANNOT BE USED FOR ANY OTHER PURPOSE THAN IS INTENDED ON THIS DATE.

LEGEND

D.B. BOOK
 PAGE
 ACRES
 CENTERS
 ADDRESSES

NOTES

- 1) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
- 2) THIS IS TO CLARIFY THAT I HAVE CONSULTED THE TOWN OF LENOIR, NORTH CAROLINA, AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 3) ACRES TO SCALE.
- 4) CENTERLINE OF ROAD.
- 5) ROAD RIGHT-OF-WAY LINE.
- 6) ROAD RIGHT-OF-WAY LINE.
- 7) ROAD RIGHT-OF-WAY LINE.
- 8) ROAD RIGHT-OF-WAY LINE.
- 9) THIS MAP WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

UNIT: PHASE 1
SINGLE-FAMILY LOTS
63
OPEN SPACE: 20.46 ACRES=57.6%
(AFTER COMPLETION OF PHASE 1)
(AFTER COMPLETION OF PHASE 2)
PARKING: REQUIRED 2.0 SPACES/UNIT=126 SPACES

HARRIS
D.B. 3597, PG. 2490

BANKROFT HEIGHTS PRELIMINARY

KINGSFORD REGIONAL PLANNING COMMISSION

TOTAL ACRES: 14.99
TOTAL LOTS: 63
ACRES NEW ROAD: 0.36
OWNER: B&O INVESTMENT PROPERTIES, LLC, CMI DISTRICT 10TH
SUBDIVISION: ALLEY & ASSOCIATES, INC. CLOSURE ERROR: 11.0000

SCALE: 1"=80'

LOCATION MAP
 N.T.S.



[illegible]

Integrity Building Group, LLC Surety Estimate**SURETY ESTIMATE
Bancroft Hills Phase 1**

FILE NO. 2026-D3

September 10, 2026

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	EA	As-Built (See Note Below)	\$ 10,000.00	\$ 10,000.00
2	1	LS	Seeding and Strawing	\$ 10,000.00	\$ 10,000.00
3	5	EA	AEP Street Lights	\$ 2,500.00	\$ 12,500.00
Utilities - Sewer					
4	1,200	LFT	8" SDR-35 Gsktd Sewer Pipe (Full Install)	\$ 362.10	\$ 434,520.00
5	3	EA	Sanitary Sewer Manhole 4'-8' Depth (Full Install)	\$ 6,123.45	\$ 18,370.35
6	1	EA	Sanitary Sewer Manhole 8'-10' Depth (Full Install)	\$ 6,551.65	\$ 6,551.65
7	1	EA	Sanitary Sewer Manhole 10'-12' Depth (Full Install)	\$ 8,198.25	\$ 8,198.25
8	1	EA	Sanitary Sewer Manhole 12'-15' Depth (Full Install)	\$ 8,908.50	\$ 8,908.50
9	6	EA	Manhole Frame and Cover	\$ 1,800.00	\$ 10,800.00
10	34	EA	8" x 6" TEE Wye Gsktd Sewer	\$ 61.30	\$ 2,084.20
11	1	LS	Video Inspection & Testing of Sanitary Sewer Lines (See Note Below)	\$ 6,098.65	\$ 6,098.65
Utilities - Storm					
12	2	EA	Stormwater Sediment Basin Conversion to Detention Basin (See Note Below)	\$ 10,000.00	\$ 20,000.00
				SUBTOTAL	\$ 548,031.60
CONTINGENCIES (6%)					\$ 32,881.90
					\$ 580,913.50
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 46,473.08
				TOTAL	\$ 627,386.58

Notes: As-Built estimate, Video and Water Testing is if C.O.K. installs infrastructure - Developer shall provide As-Built drawings, Videos and any Testing before any Utilities installed by others will be accepted by the City.



Garret Burton
Civil Engineer I
City of Kingsport

September 10, 2026

Date



Integrity Building Group, LLC Letter of Credit

IRREVOCABLE LETTER OF CREDIT

Bank Letterhead

September 17, 2026

City Treasurer
City of Kingsport
415 Broad Street
Kingsport, Tennessee 37660

RE: **Bancroft Hills Phase 1** Subdivision
Letter of Credit

At the request of **Integrity Building Group, LLC** (the "Account Party"), (Obligator Bank) ("the Bank") hereby opens for the benefit of the City of Kingsport (the "Beneficiary") this irrevocable, standby letter of credit in the amount of **\$627,386.58** to secure the Account Party's obligation to construct certain (Specify) improvements at **Bancroft Hills Phase 1** subdivision, Kingsport, Tennessee, as further described in the Account Party's subdivision application presented to the Kingsport Regional Planning Commission to be completed on or before **June 17, 2027** (the "Performance Date").

This letter of credit shall remain open until 5:00 p.m. September 17, 2027, at which time it shall expire.

In the event the Account Party fails to complete the required improvements described above on or before **June 17, 2027** (the "Performance Date"), you may draw under this letter of credit at sight by presenting to the Bank, the original letter of credit, your written request for payment of such monies as are due by the Account Party together with your written certificate of such non-compliance at any date after the Performance Date but prior to the Expiration Date.

Very truly yours,

Bank Name

By: _____
Official's Name
Official's Title

D.R. Horton Surety EstimateSURETY ESTIMATE
Bancroft Hills Phase 1 (DR Horton)

September 9, 2026

FILE NO. 2026-D3

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
DR Horton Sidewalks					
1	4,425	S.F.	6" Sidewalk, 5' Wide w/ (6" Base Stone and Spray-Lok)	\$ 20.00	\$ 88,500.00
2	2	EA	Truncated Dome Mats	\$ 283.60	\$ 567.20
3	2	EA	Concrete Curb Ramps	\$ 1,039.50	\$ 2,079.00
				SUBTOTAL	\$ 91,146.20
CONTINGENCIES (6%)					\$ 5,468.77
					\$ 96,614.97
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 7,729.20
				DR HORTON TOTAL	\$ 104,344.17

Notes: As-Built estimate, Video and Water Testing is if C.O.K. Installs infrastructure - Developer shall provide As-Built drawings, Videos and any Testing before any Utilities installed by others will be accepted by the City.



Garret Burton
Civil Engineer I
City of Kingsport

September 9, 2026

Date



Northern Property View



Eastern Property View

April 7, 2026



Sept. 9, 2026



Southern Property View

April 7, 2026



Sept. 9, 2026



Western Property View

April 7, 2026



Sept. 9, 2026



Recommendation

Staff recommends granting final plat approval for Phase 1 of the Bancroft Hills Subdivision and accepting the irrevocable letter of credit and performance bond contingent upon both surety instruments being submitted and approved in a form acceptable to the City Attorney as well as revisions being submitted for the final plat.