

PROPERTY INFORMATION:**Bancroft Hills Ph. 1 Bond Report**

ADDRESS: Bancroft Chapel Rd., Kingsport, TN

DISTRICT, LAND LOT: 10th Civil District; Tax Map 032 Parcel 015.20

OVERLAY DISTRICT: Not Applicable

EXISTING ZONING: PD – Planned Development

PROPOSED ZONING: PD – Planned Development

ACRES: +/- 14.199

EXISTING USE: Vacant

PROPOSED USE: Residential

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

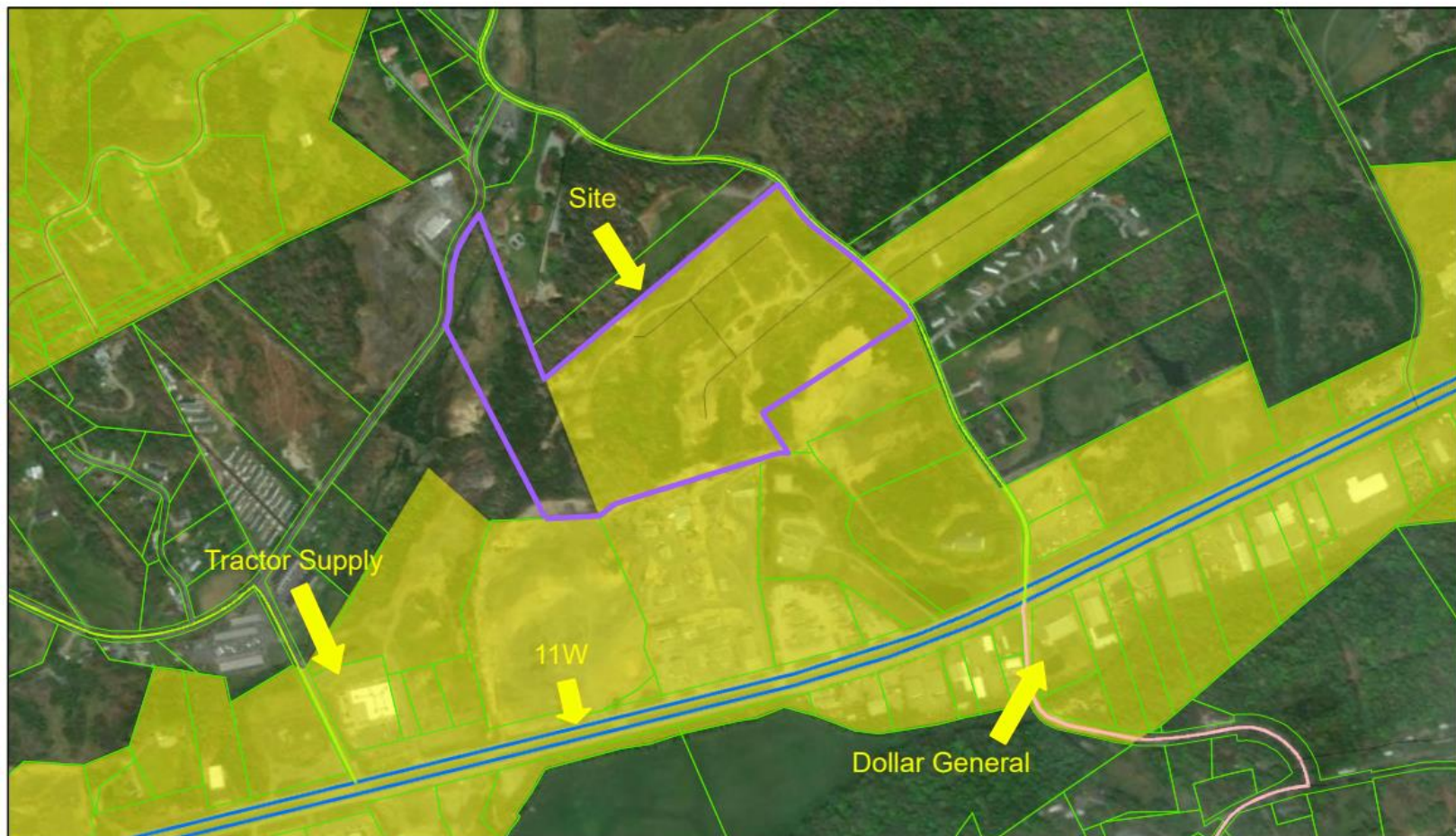
D.R. Horton has requested that the Planning Commission accept a performance bond in the amount of \$104,344.17 for the remaining on-site improvements as listed in their bond estimate.

The performance bond will have a performance date of June 17, 2027 and an expiration date of September 17, 2027.

Staff recommends accepting D.R. Horton's performance bond for Bancroft Hills Phase 1, totaling \$104,344.17, contingent upon the bond being submitted and approved in a form acceptable to the City Attorney.

Planner:	Samuel Cooper	Meeting Date:	9/17/2026
Approved:		Date:	9/17/2026
Denied:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Bancroft Hills Site Map



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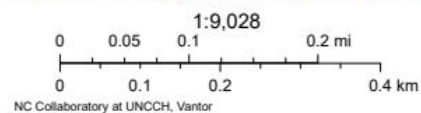
Sullivan County Parcels Jan 2023 Streets

Parcels

Municipal Boundary

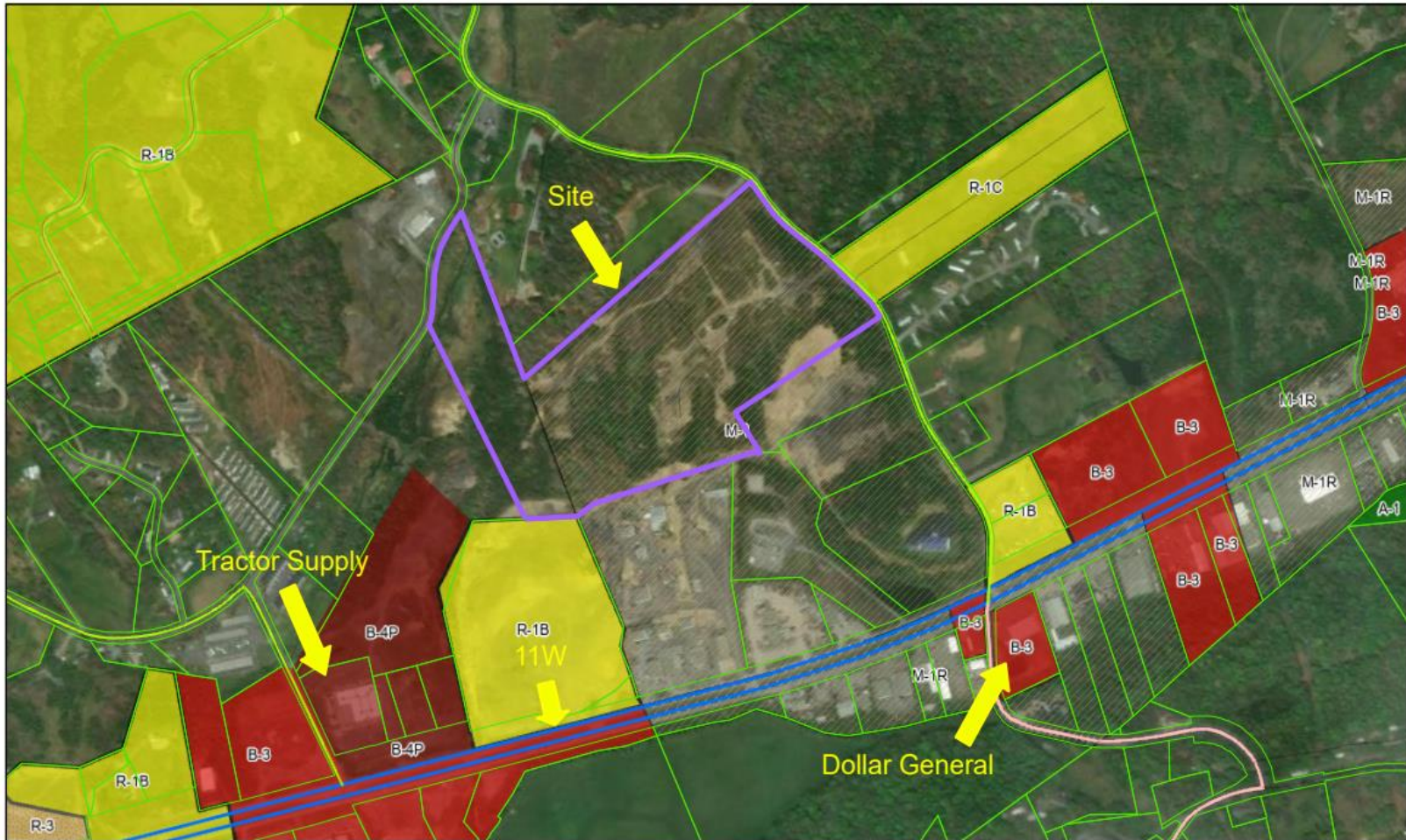
KINGSPORT

Streets
Major Arterial
Minor Arterial
Collector Street
Local Street
Private Street



Web AppBuilder for ArcGIS

Bancroft Hills Zoning - PD, Planned Development District



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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

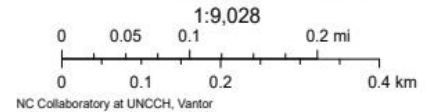
Major Arterial

Minor Arterial

Collector Street

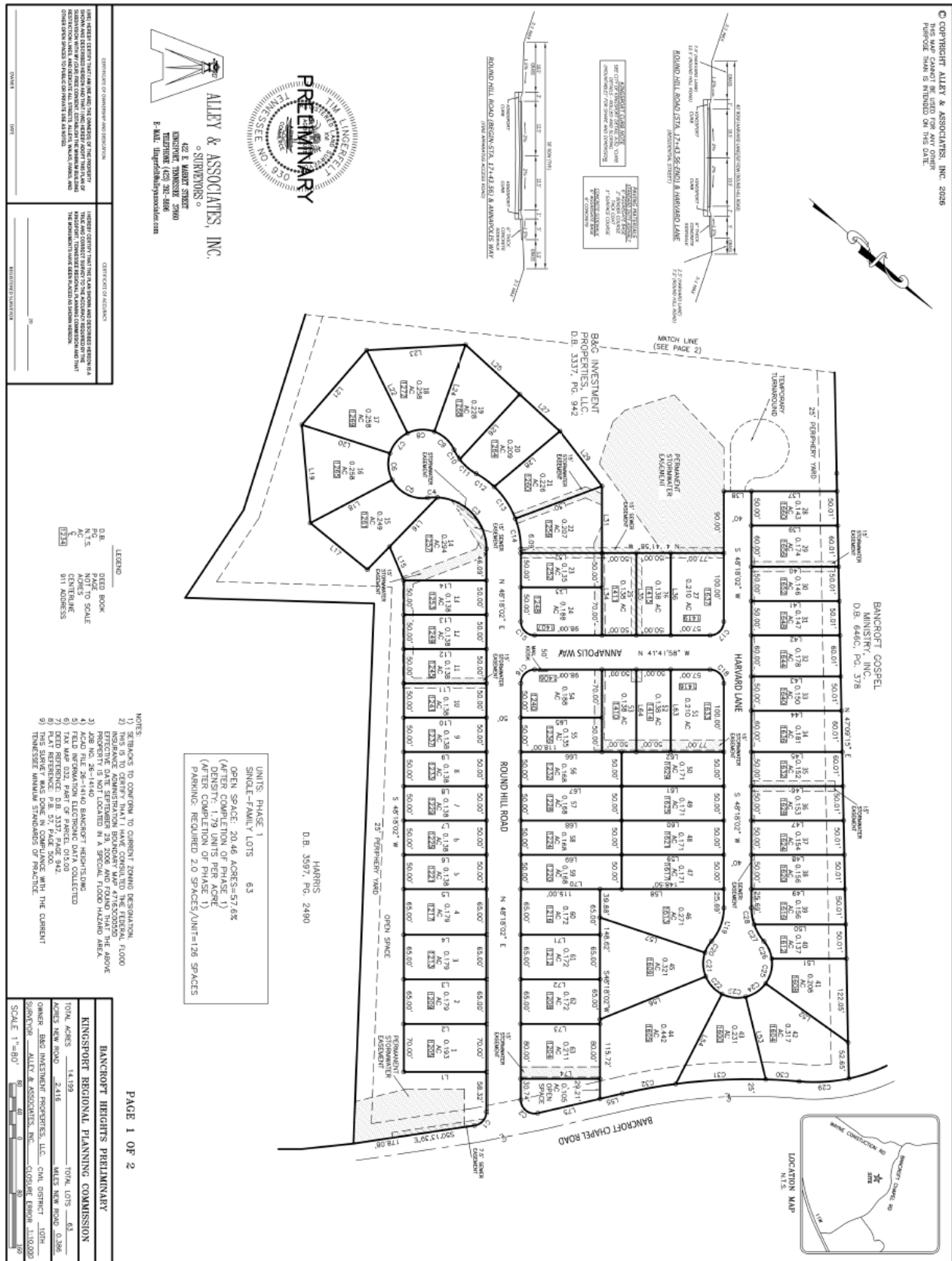
Local Street

Private Street



Web AppBuilder for ArcGIS

Bancroft Heights (Hills) Preliminary





[illegible]

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

FILE NO. 2026-D3

September 9, 2026

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



Recommendation:

Staff recommends accepting D.R. Horton's performance bond for Bancroft Hills Phase 1, totaling \$104,344.17, contingent upon the bond being submitted and approved in a form acceptable to the City Attorney.