

<b>PROPERTY INFORMATION:</b>	<b>Bancroft Heights Preliminary</b>
<b>ADDRESS:</b>	Bancroft Chapel Rd., Kingsport, TN
<b>DISTRICT, LAND LOT:</b>	10 <sup>th</sup> Civil District, Tax Mao 032 Parcel 015.20
<b>OVERLAY DISTRICT:</b>	Not Applicable
<b>EXISTING ZONING:</b>	M1- Light Manufacturing District
<b>PROPOSED ZONING:</b>	PD – Planned Development
<b>ACRES:</b>	+/- 14.199
<b>EXISTING USE:</b>	Industrial
<b>PROPOSED USE:</b>	Residential

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

**INTENT**

The applicant is requesting preliminary Planned Development plat approval for the Bancroft Heights Subdivision development, consisting of 63 single-family detached units.

The plan shows the required 25’ development periphery setback and appropriate density of 1.79 units per acre in accordance with the amount of open space provided, 20.46 acres. There will be one point of ingress/egress from Bancroft Chapel Road, thus a fire apparatus access road is being proposed for part of the development.

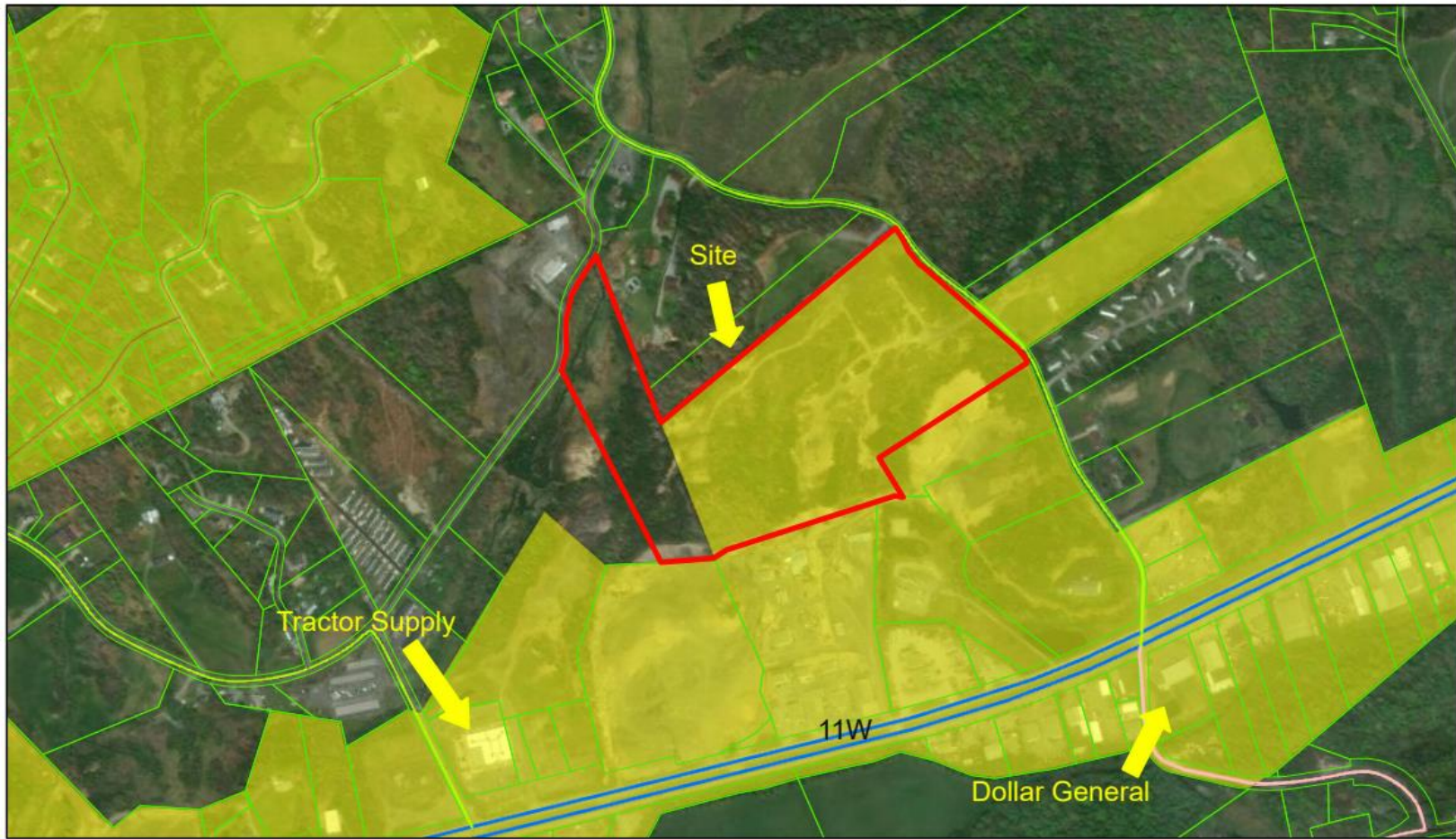
The applicant is seeking a variance for the Fire Apparatus Street Cross-Section:

- The applicant is seeking to install a 5’ wide sidewalk instead of the minimum 6’ wide sidewalk as shown on the Fire Apparatus Access road cross-section in Appendix B of the Subdivision Regulations. The 5’ wide sidewalk is being requested from the beginning of Round Hill Road all the way to the intersection of Round Hill Road and Annapolis Way and all of Annapolis Way. By approving this request the 5’ wide sidewalk variance will be consistent with the rest of the developments 5’ wide sidewalk required by the Residential Street Cross-Section.

The proposed Fire Apparatus Road has been given a positive recommendation by the Fire Department, Engineering Department, and Planning Department.

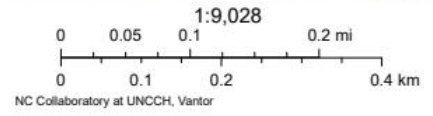
Therefore, Staff recommends granting preliminary plat approval, and acceptance of the variance request for the Bancroft Heights preliminary plat contingent upon the construction plans being approved.

Bancroft Heights Site Map



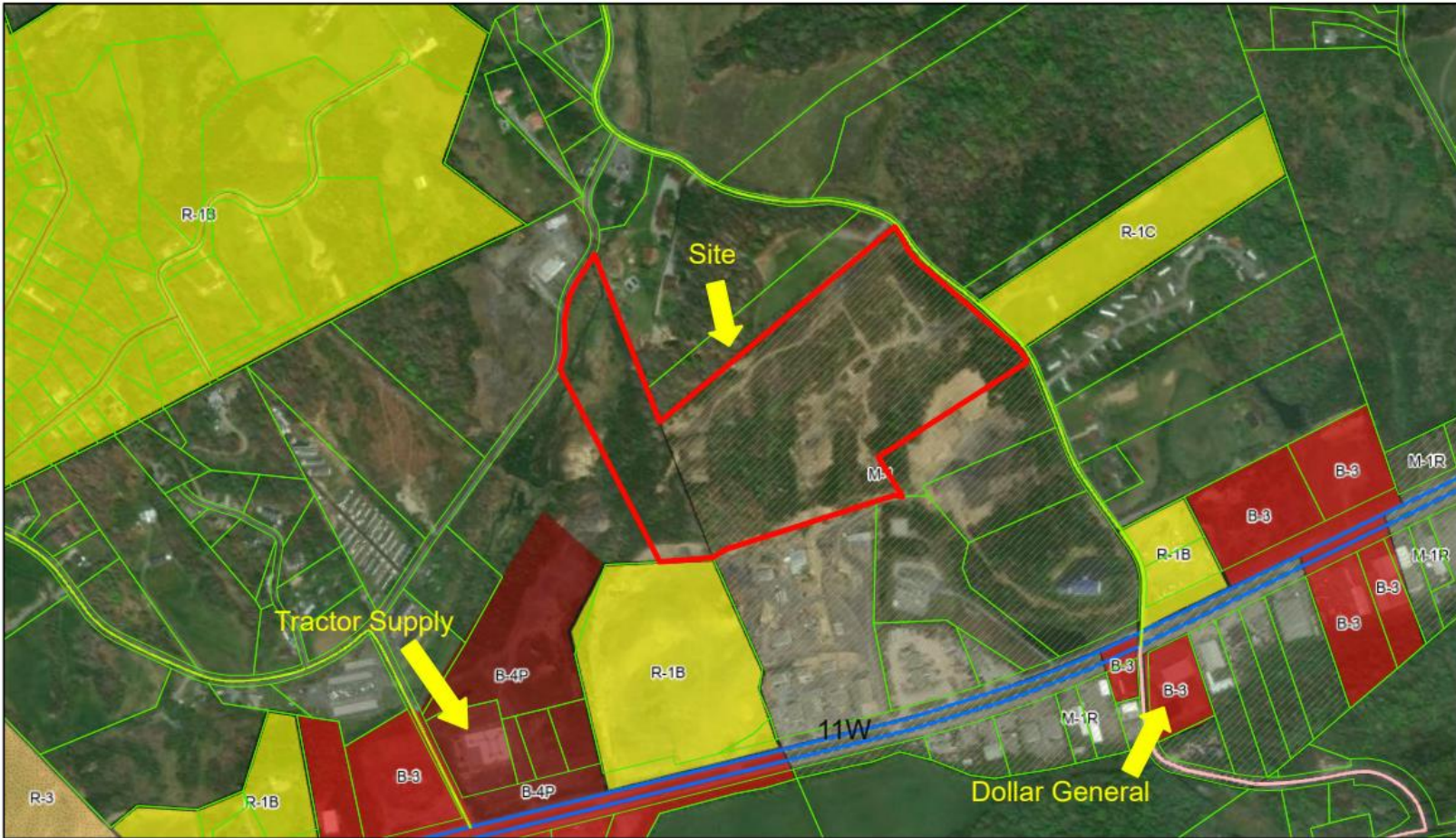
4/9/2026, 1:51:51 PM

- Sullivan County Parcels Jan 2023
- Urban Growth Boundary
- Collector Street
- Parcels
- Streets
- Local Street
- Municipal Boundary
- Major Arterial
- Private Street
- KINGSPORT
- Minor Arterial



Web AppBuilder for ArcGIS

Bancroft Heights Zoning - M1, Light Manufacturing District



4/9/2026, 1:53:37 PM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

B-3

B-4P R-1C

M-1 R-3

M-1R Streets

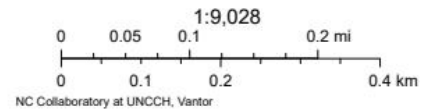
R-1B Major Arterial

Minor Arterial

Collector Street

Local Street

Private Street



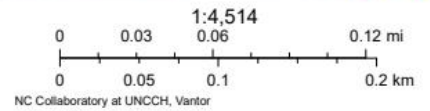
Web AppBuilder for ArcGIS

Bancroft Heights Utilities



4/9/2026, 1:57:19 PM

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



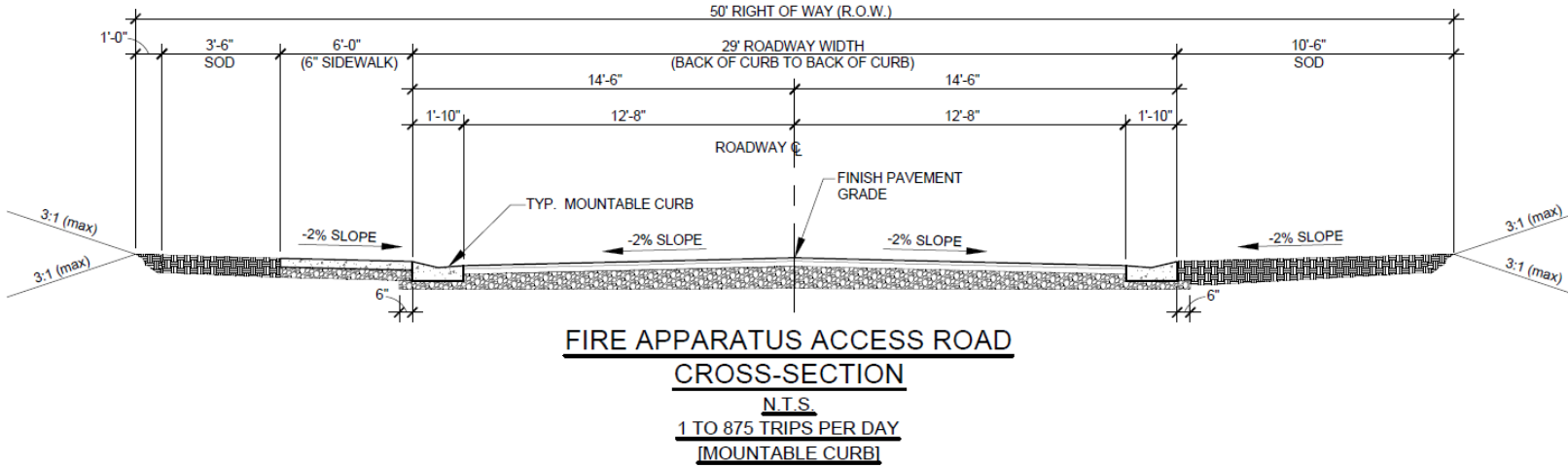
Web AppBuilder for ArcGIS





**Street Cross-Section**

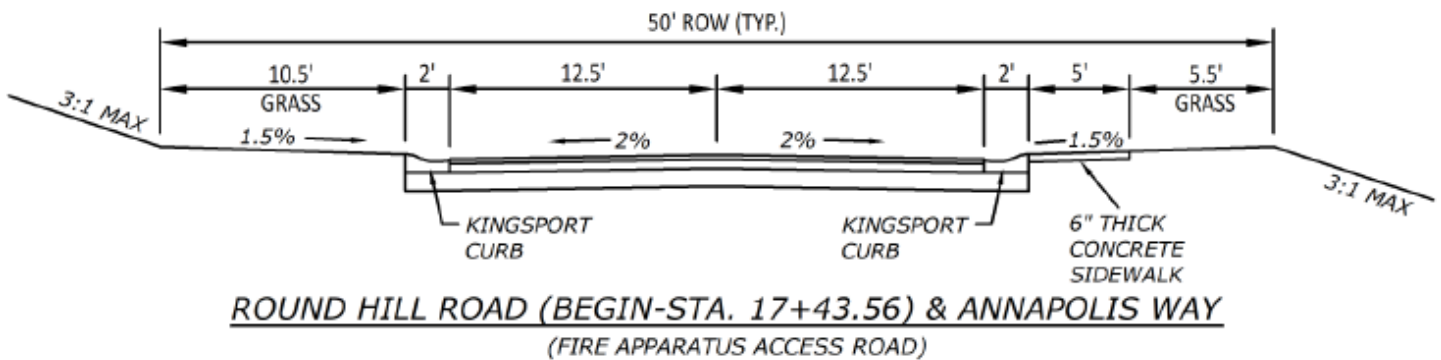
Minimum design standard for Kingsport:



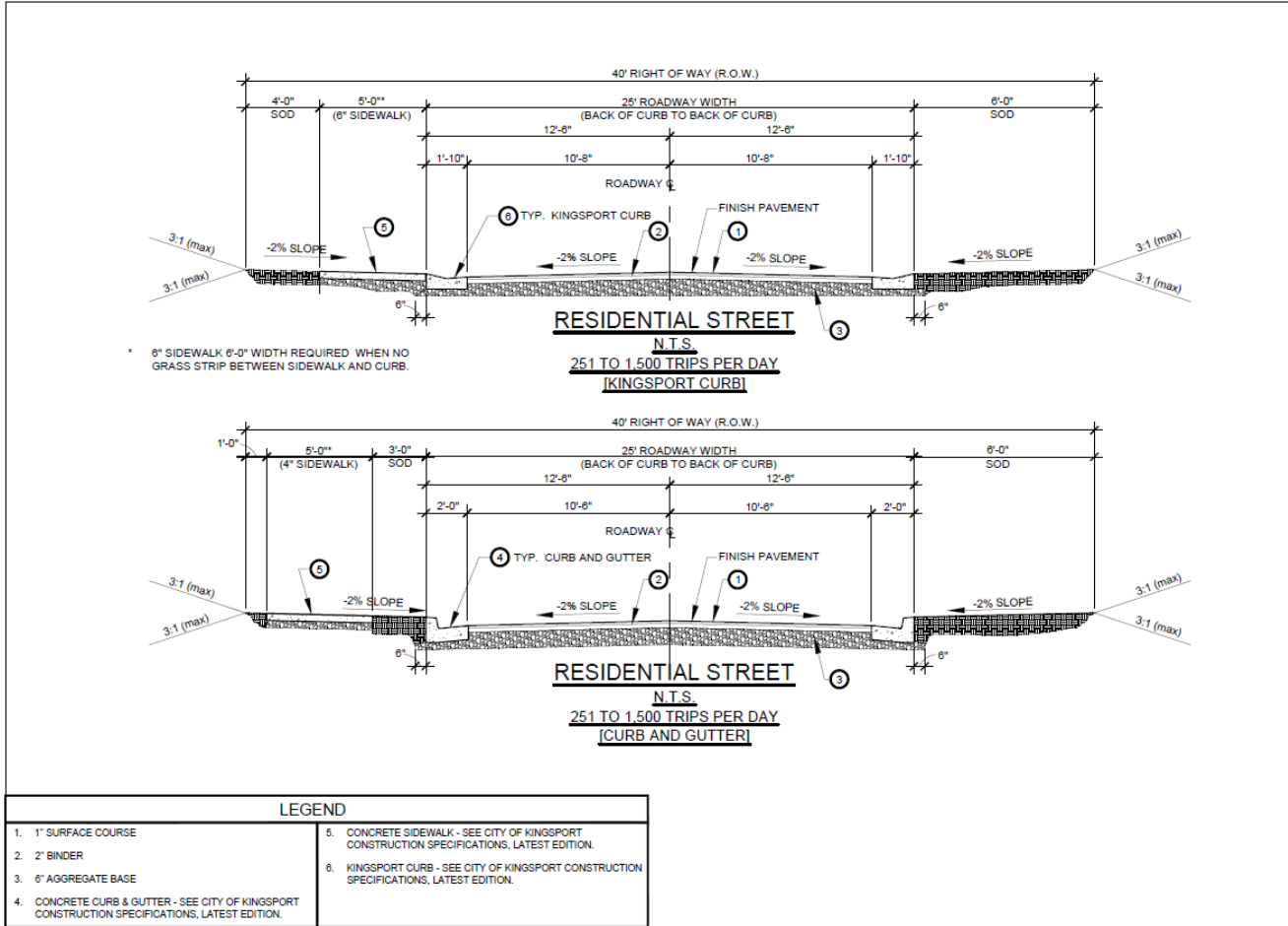
Proposed Fire Apparatus Access Road:

**KINGSPORT CURB NOTE**  
SEE CITY OF KINGSPORT DETAIL A.62 "CURB DETAILS - ROLLED AND SLOPING (MOUNTABLE)" FOR SHAPE AND DIMENSION

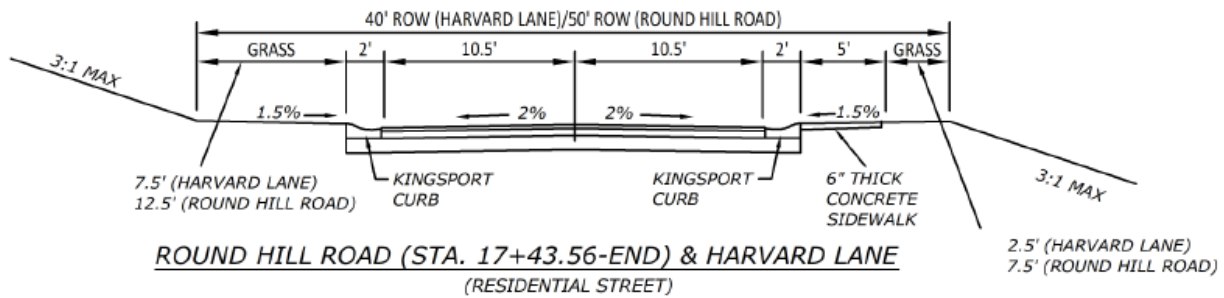
**PAVING MATERIALS**  
STANDARD DUTY ASPHALT  
6" AGGREGATE BASE  
2" BINDER COURSE  
TACK COAT  
1" SURFACE COURSE  
  
**CONCRETE SIDEWALK**  
6" AGGREGATE BASE  
6" CONCRETE



Minimum design standard for Kingsport:



Proposed Residential Street:



**KINGSPORT CURB NOTE**  
SEE CITY OF KINGSPORT DETAIL A.62 "CURB  
DETAILS - ROLLED AND SLOPING  
(MOUNTABLE)" FOR SHAPE AND DIMENSION

**PAVING MATERIALS**  
STANDARD DUTY ASPHALT  
6" AGGREGATE BASE  
2" BINDER COURSE  
TACK COAT  
1" SURFACE COURSE  
  
CONCRETE SIDEWALK  
6" AGGREGATE BASE  
6" CONCRETE

B&C  
PRO  
D.B.

**Northern Property View**



**Eastern Property View**



**Southern Property View**



**Western Property View**





[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

April 1, 2026

City of Kingsport

**RE: Bancroft Heights Subdivision  
Bancroft Chapel Road  
Permit Application #RESDEV26-0053  
Variance Request: Sidewalk Width on Fire Apparatus Access Road Cross-Section**

We are requesting the following variance:

**Sidewalk Width for the Fire Apparatus Access Road Cross-Section:**

We are requesting the sidewalk along Round Hill Road from its beginning to Station 17+43.56 and along Annapolis Way be 5' wide instead of 6' wide as indicated on the City's Fire Apparatus Access Road cross-section. This will match the remaining sidewalk widths throughout the development, and will also be consistent with the City's standards for all other roadway cross-sections.

Please feel free to contact me at [Redacted] or via email at [Redacted] if you have any questions or need any additional information.

Sincerely,

[Redacted]  
President

**Recommendation**

Staff recommends granting Preliminary Plat approval, and accepting the variance request for the Bancroft Heights Preliminary Plan contingent upon the construction plans being approved.