

PROPERTY INFORMATION:**Bancroft Heights Amended Preliminary**

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

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

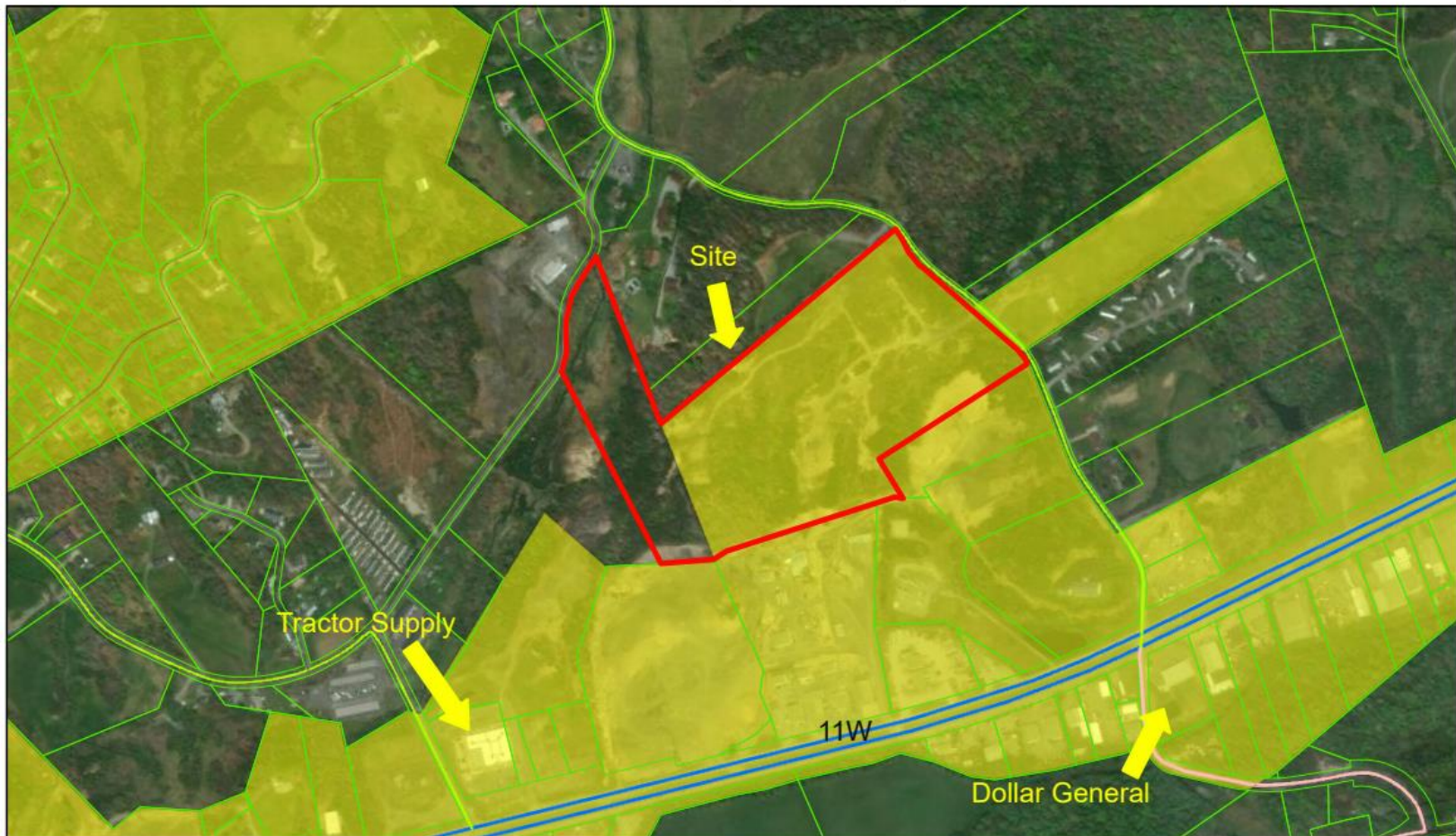
The applicant is requesting amended preliminary Planned Development plat approval for the Bancroft Heights Subdivision development, consisting of 66 single-family detached units instead of the previous 63 single-family detached lots.

A resulting increase of density is observed from the former 1.79 units per acre to 1.86 units per acre. The development still maintains a healthy amount of open space at 19.43 acres, more than sufficient to justify the minor bump in density per acre.

The original approval and the amended approval are attached below. Also included is a graphic comparison of the change.

Staff recommends amended preliminary planned development approval, contingent upon the construction plans being approved. There are no variances associated with this request.

Bancroft Heights Site Map



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Sullivan County Parcels Jan 2023

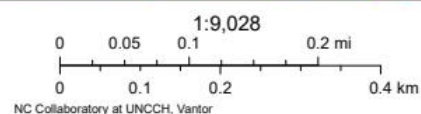
Parcels
Municipal Boundary
KINGSPORT

Urban Growth Boundary

Streets

Major Arterial
Minor Arterial

Collector Street
Local Street
Private Street



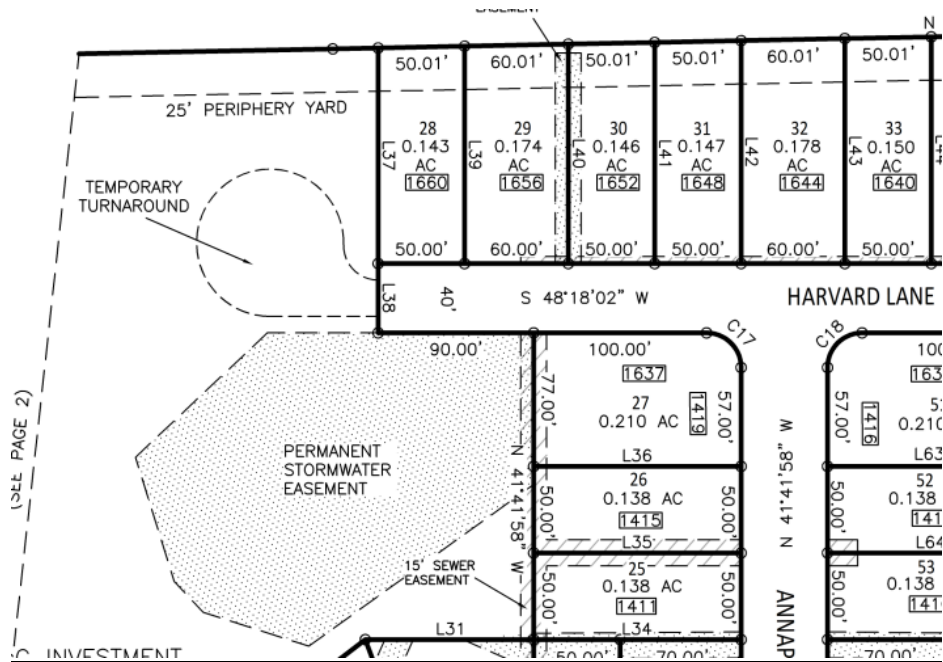
Web AppBuilder for ArcGIS

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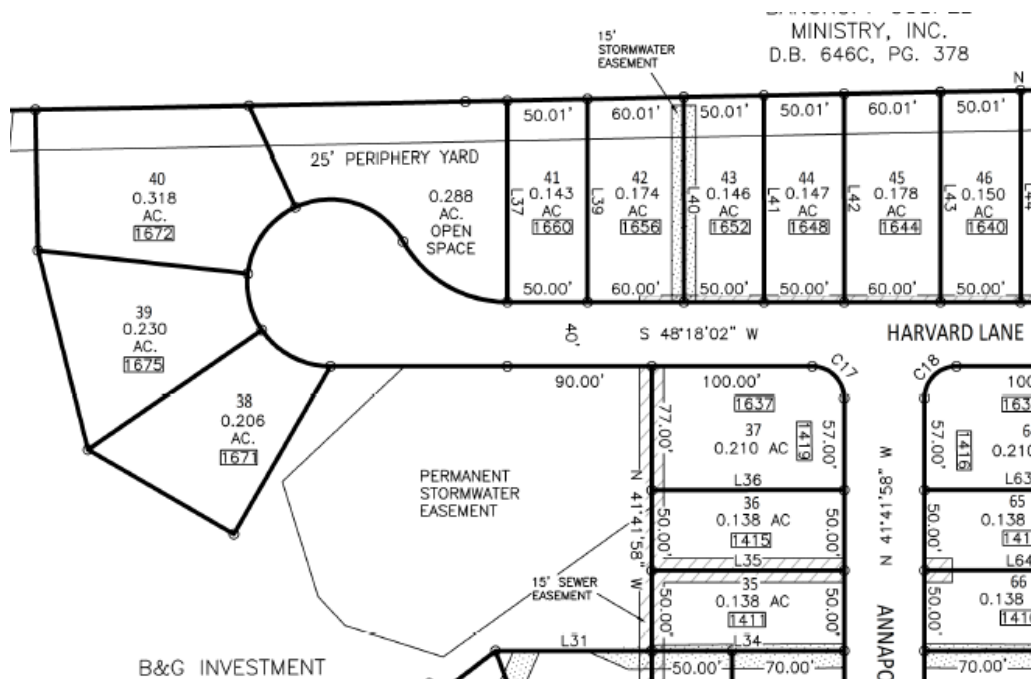
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Comparison

April 2026 Approval (End of Harvard Lane)



July 2026 Amendment Proposal (End of Harvard Lane)



Recommendation

Staff recommends amended preliminary planned development approval, contingent upon the construction plans being approved. There are no variances associated with this request.