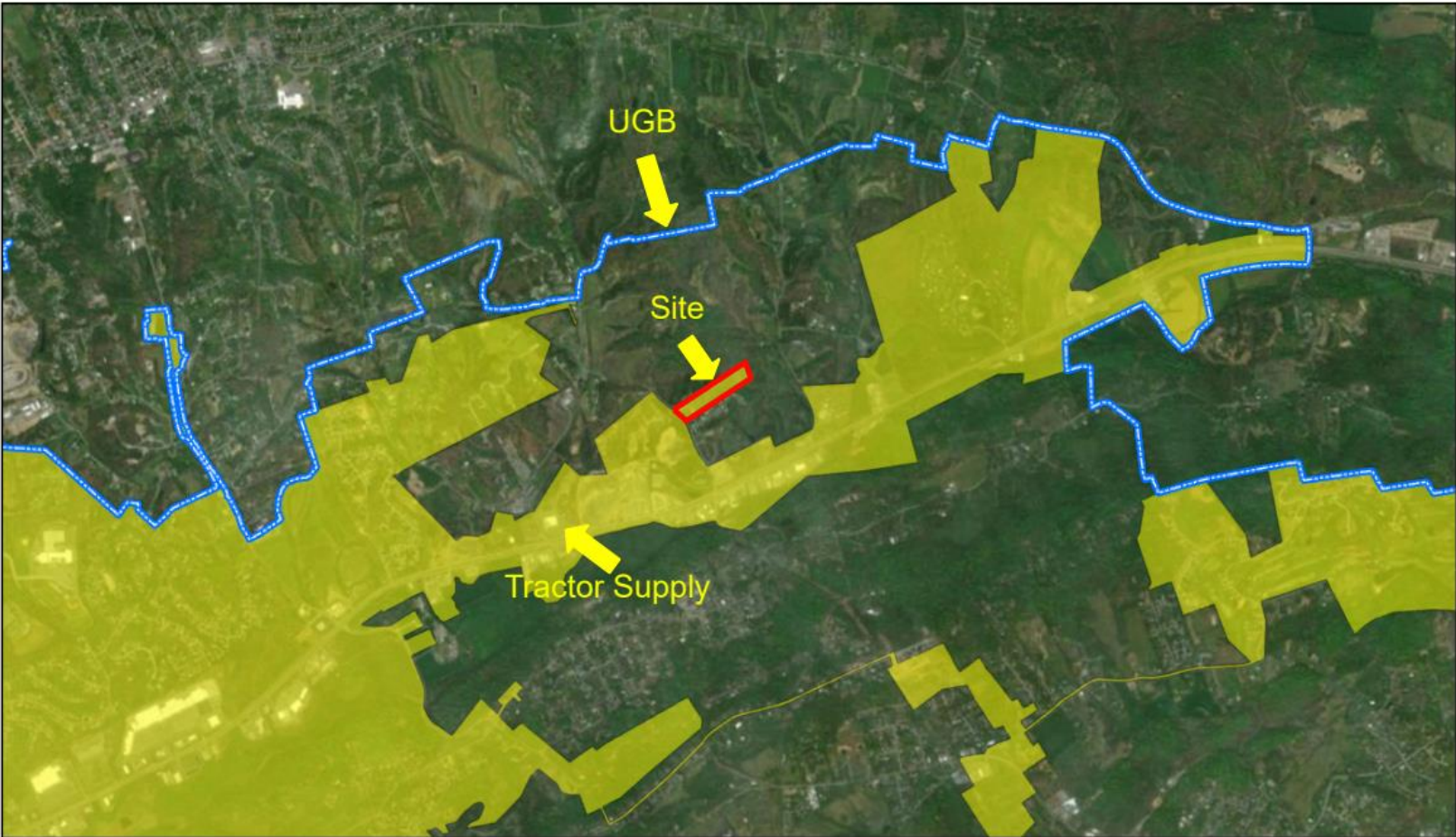


Property Information	Bancroft Pointe Subdivision		
Address	226 Bancroft Chapel Rd. Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 090, Parcel 059.00		
Civil District	10 th Civil District		
Overlay District	Floodplain		
Placetype Designation	Suburban Living		
Acres	+/- 10.06		
Major or Minor / #lots	Major – 43 lots	Concept Plan	
Two-lot sub		Prelim/Final	Preliminary
Owner/ Applicant Information		Surveyor Information	
Name:		Name:	
Address:		Address:	
City:		City:	
State: Zip Code:		State: Zip Code:	
Phone:		Phone:	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends contingent Preliminary Approval for the following reasons:</p> <ul style="list-style-type: none"> • The plat meets the City’s minimum regulations for subdivisions. • Construction Plans are still being reviewed and updated. <p>Staff Field Notes and General Comments: The applicant is requesting preliminary plat approval for the Bancroft Pointe subdivision, which consists of 43 lots located off Bancroft Chapel Road.</p> <p>The development is proposing a residential street cross-section that conforms to the minimum design standards found in the subdivision regulations. The maximum distance the subdivision regulations permits a permanent dead end street to be is 1250’, Teagan Drive measures 1374’. Therefore, the surveyor has submitted an accompanying variance letter to the Planning Commission seeking approval for an additional 124’ for Teagan Drive. This additional road footage is being requested to allow for adequate space for the storm-water retention pond on the eastern end of the property.</p> <p>Lastly, construction plans have been submitted and revisions are currently being reviewed.</p> <p>Staff recommends granting preliminary plat approval for the Bancroft Pointe Subdivision and approving the variance for an additional 124’ for Teagan Drive, contingent upon the construction plans being approved.</p>			
Planner: Samuel Cooper		Date: 5/21/26	
Planning Commission Action		Meeting Date	5/21/26
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Bancroft Pointe Vicinity Map

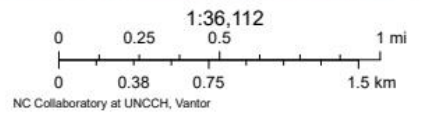


5/8/2026, 8:21:52 AM

Municipal Boundary

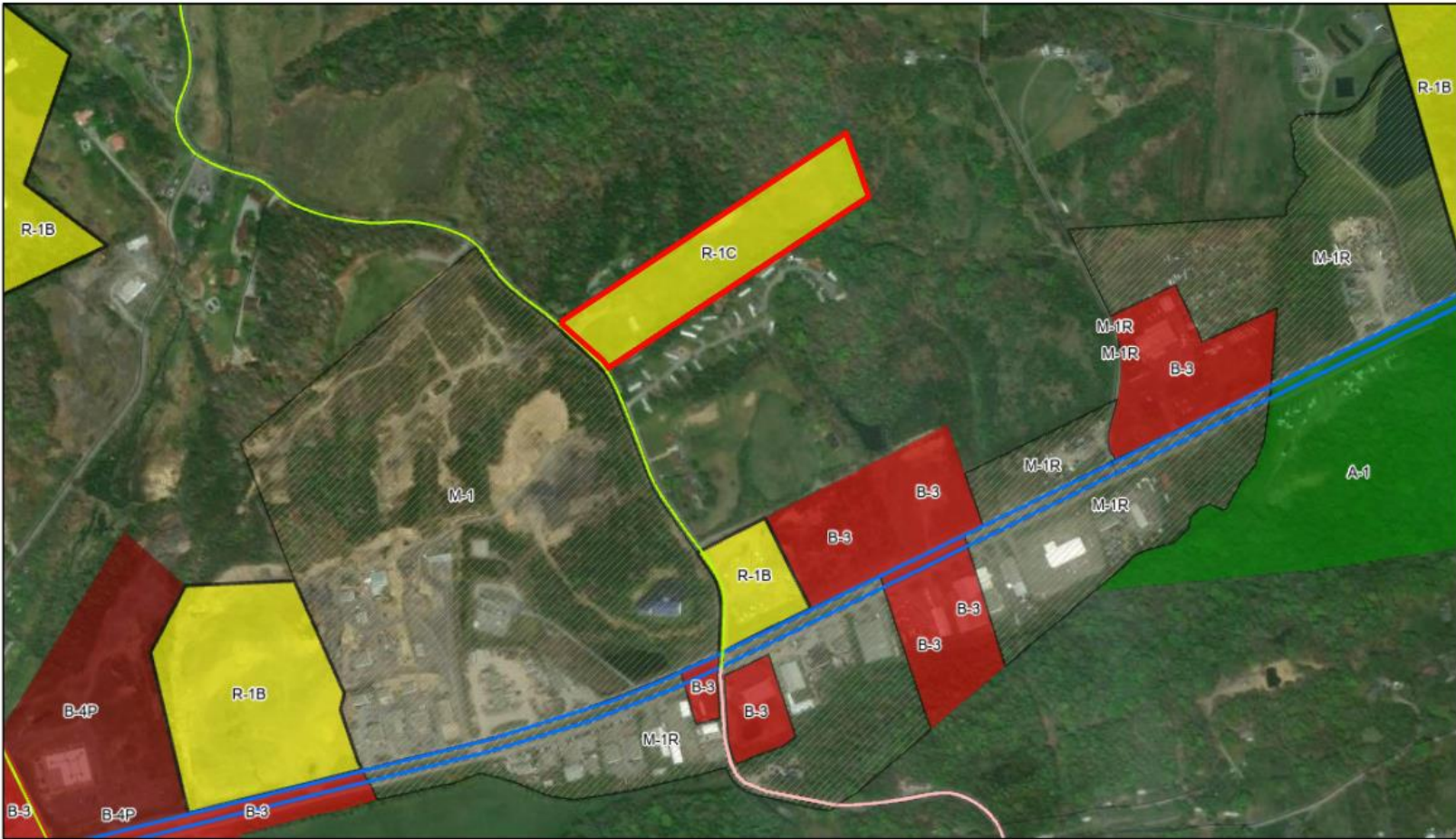
 KINGSPORT

 Urban Growth Boundary



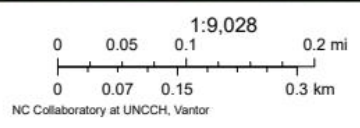
Web AppBuilder for ArcGIS

Bancroft Pointe Zoning - R-1C, Residential District



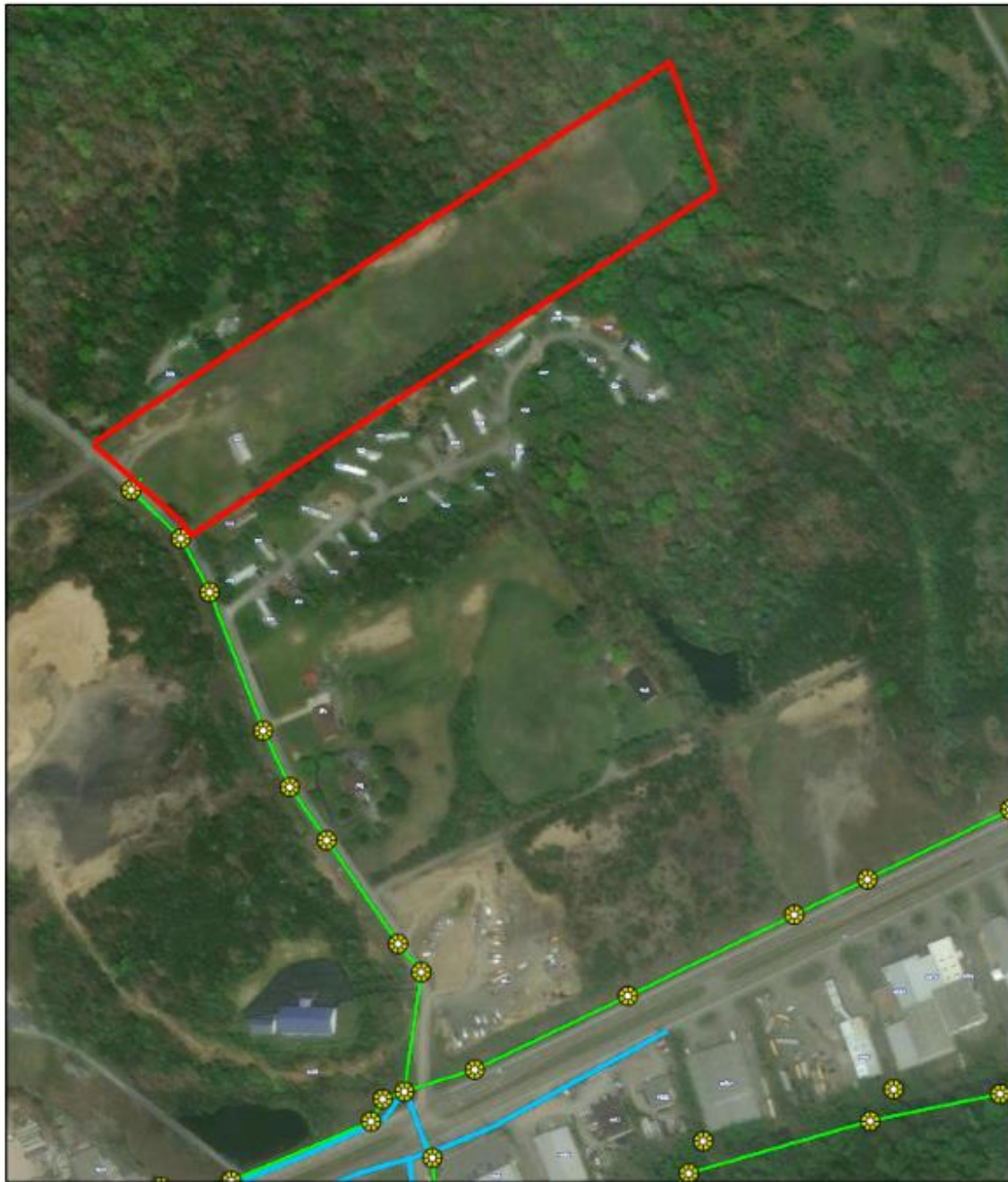
5/8/2026, 8:24:40 AM

Streets		City Zoning	
Collector Street	B-4P	R-1B	
Major Arterial	A-1	R-1C	
Minor Arterial	B-3	M-1	
Local Street	M-1R		
Private Street			




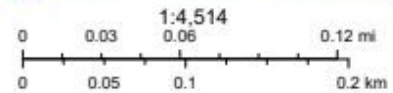
Web AppBuilder for ArcGIS

Bancroft Pointe Utilities



5/8/2026, 8:31:37 AM

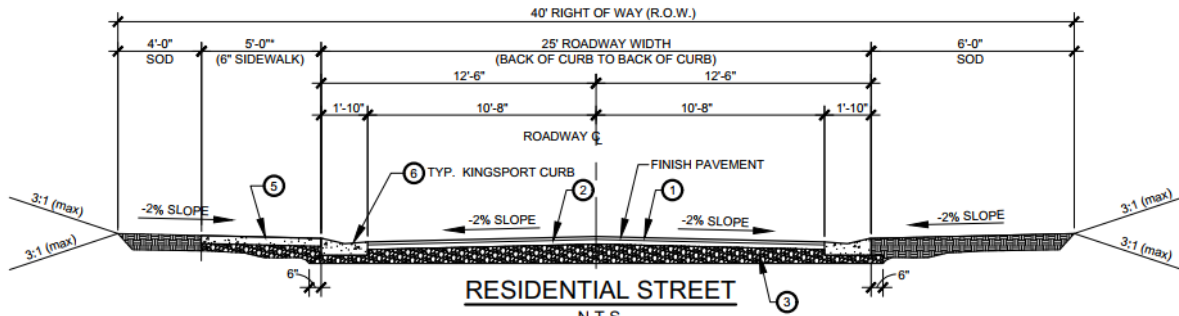
-  Sewer Manholes
-  Sewer Mains
-  Water Lines
-  Kpt 911 Address



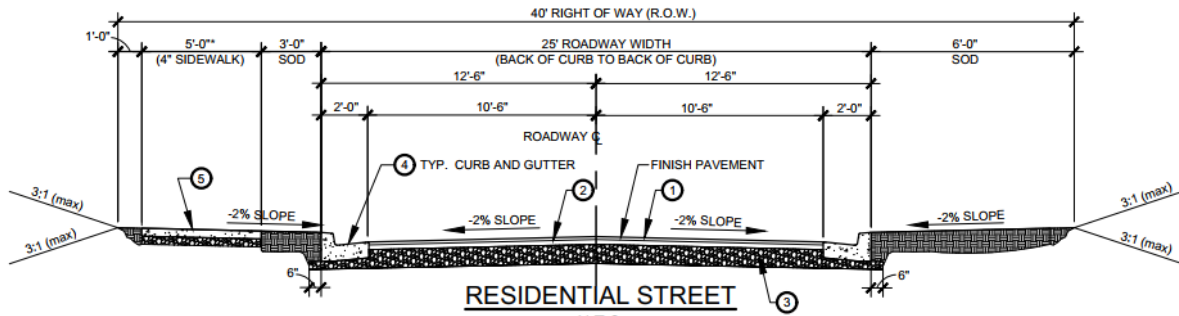
NC Collaboratory at UNCCH, Vintor

Web AppBuilder for ArcGIS

Subdivision Regulation Cross-Section



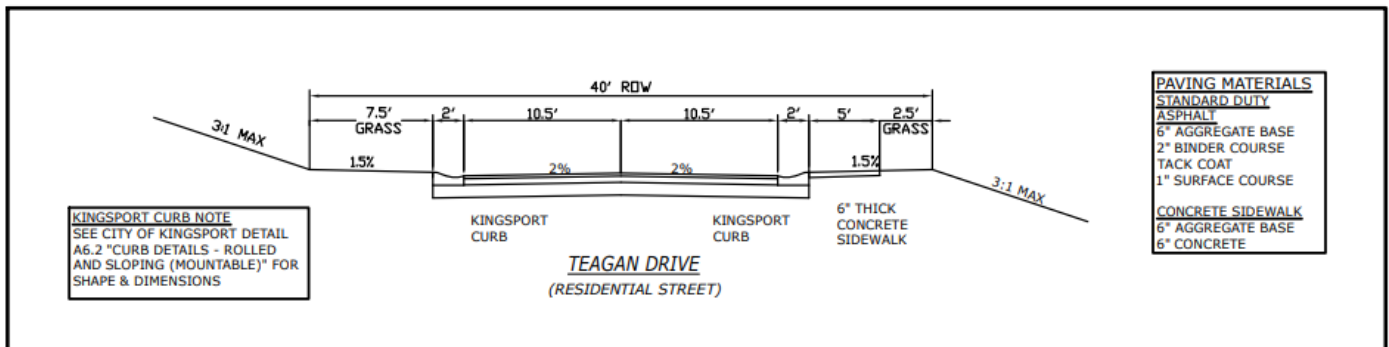
* 6" SIDEWALK 6'-0" WIDTH REQUIRED WHEN NO GRASS STRIP BETWEEN SIDEWALK AND CURB.



LEGEND	
1. 1" SURFACE COURSE	5. CONCRETE SIDEWALK - SEE CITY OF KINGSPORT CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
2. 2" BINDER	6. KINGSPORT CURB - SEE CITY OF KINGSPORT CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
3. 6" AGGREGATE BASE	
4. CONCRETE CURB & GUTTER - SEE CITY OF KINGSPORT CONSTRUCTION SPECIFICATIONS, LATEST EDITION.	

Proposed Residential Street Cross-Section

STREET SECTION



View of Bancroft Chapel Road from Site (Towards E. Stone Drive)



Northern Property View



Eastern Property View



Southern Property View



Western Property View





[Redacted]

May 8, 2026

City of Kingsport

**RE: Bancroft Pointe Subdivision
226 Bancroft Chapel Road
Permit Application #RESDEV26-0101
Variance Request: Street Length**

We are requesting the following variance:

Street Length:

We are requesting the street length be allowed to be 1,374' from the beginning of the roadway to the center of the proposed cul-de-sac versus the maximum length of 1,250'. This 124' of additional roadway length will allow for adequate space for Pond 2 at the eastern portion of the site.

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 for the Bancroft Pointe Subdivision and approving the variance for an additional 124' for Teagan Drive, contingent upon the construction plans being approved.