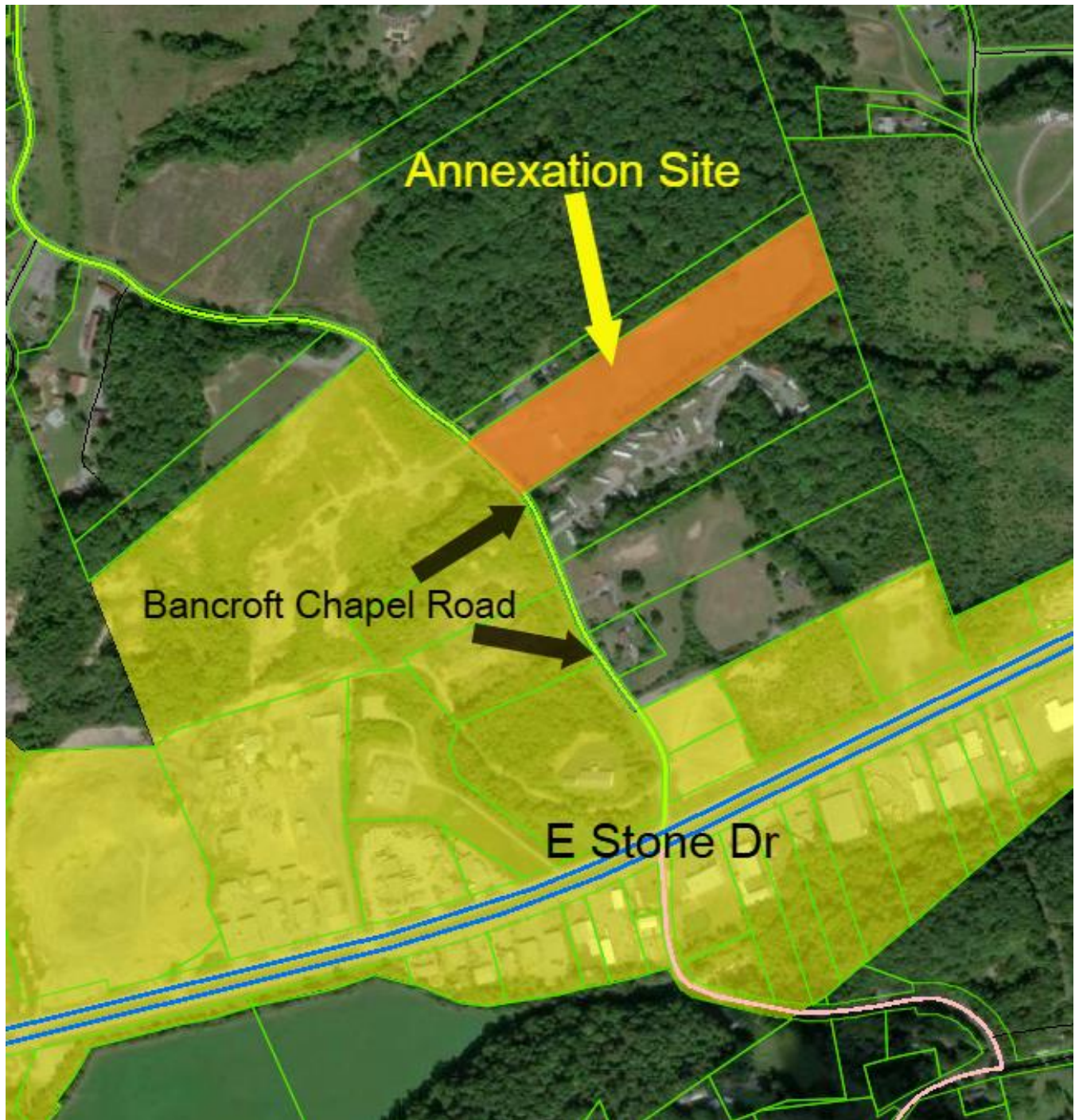


Kingsport Regional Planning Commission
Annexation Report

File Number ANNEX24-0278

Property Information	Bancroft Chapel Annexation		
Address	226 Bancroft Chapel Road		
Tax Map, Group, Parcel	a portion of Tax Map 032, Parcel 149.00		
Civil District	10 th		
Overlay District	None		
Land Use Plan Designation	Multi-Family		
Acres	10 +/-		
Existing Use	Vacant with existing storage building	Existing Zoning	County R-1
Proposed Use	Single Family	Proposed Zoning	R-1C
Owner Information		Owner Information	
Name: Michael Bare Address: PO Box 3821 City: Kingsport State: TN Zip Code: 37664 Email: Mike@BDM-Construction.com Phone Number: 423-930-3150			
Planning Department Recommendation			
<p>RECOMMENDATION: APPROVAL to recommend the Annexation, Zoning, and Plan of Services to the BMA</p> <p>The Kingsport Planning Division recommends approval for the following reasons:</p> <ul style="list-style-type: none"> • <i>The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.</i> • <i>It is reasonably necessary for the welfare of the residents and property owners of the affected territory.</i> • <i>The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the area.</i> • <i>Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.</i> • <i>It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.</i> <p>Staff Field Notes and General Comments: This is a property owner-requested annexation of approximately 10 acres into the city to be developed for single family residential use. The owner/developer of the property desires to build a 45 lot, single family subdivision on the property. The annexation area includes the 10 acres of private property (226 Bancroft Chapel Rd) as well as approximately 300 feet of Bancroft Chapel Road. Water is adequate to serve the development and is served at this site by Bloomingdale Utility. Sanitary sewer does not currently serve the site and must be extended approximately 1,300 feet from the vicinity of E Stone Drive. City Water Services has estimated the cost of the extension to be approximately \$375,000. Water Services and Planning Staff are working with the City Attorney to draft a developer's agreement to ensure an appropriate rate of return for the sanitary sewer fund.</p>			
Planner:	Ken Weems	Date:	July 1, 2025
Planning Commission Action		Meeting Date:	July 17, 2025

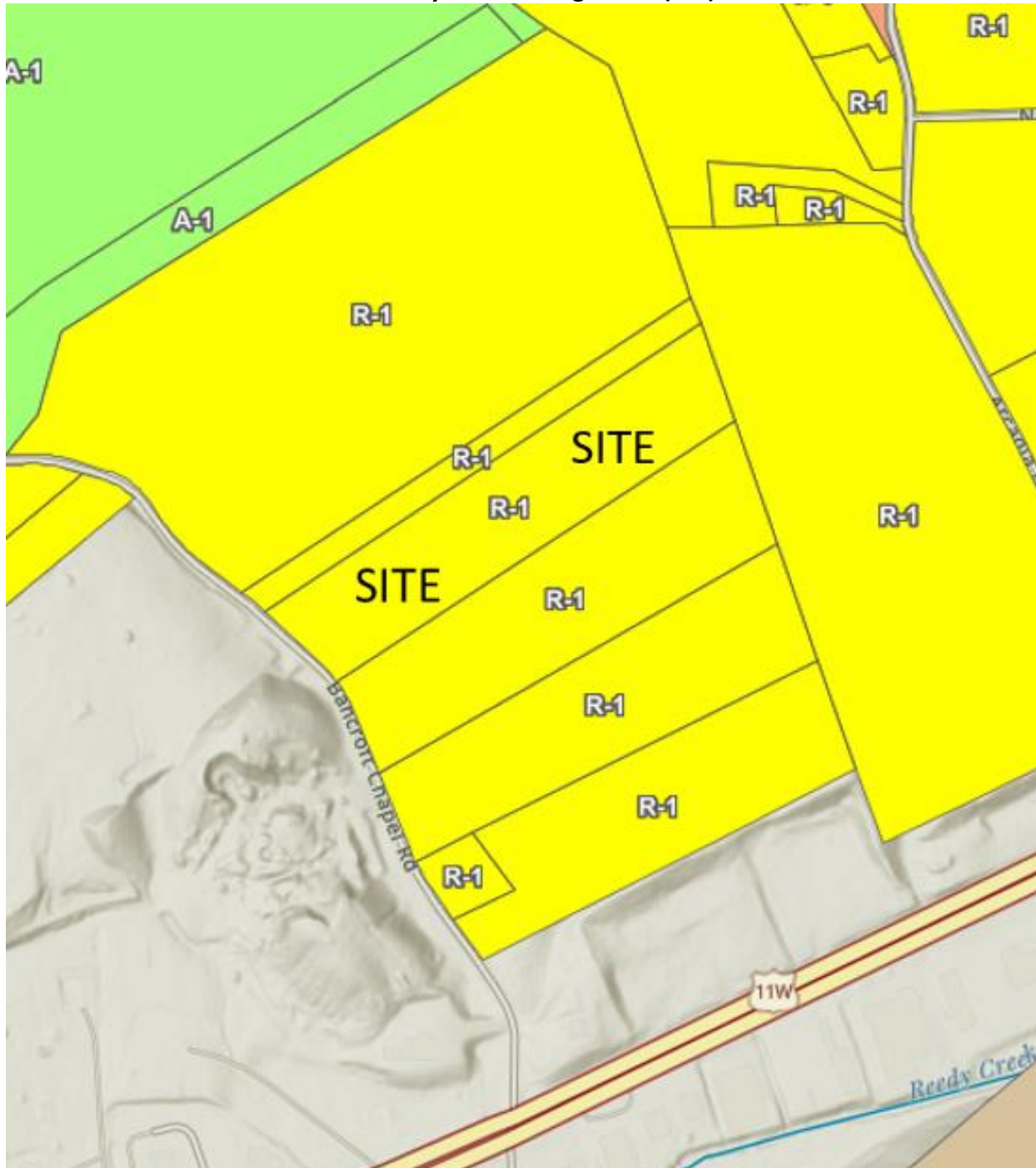
Location Map



Proposed Zoning Map



Sullivan County Surrounding Zones (R-1)



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



Southern View from Site



Eastern View (Toward Rear of Site)



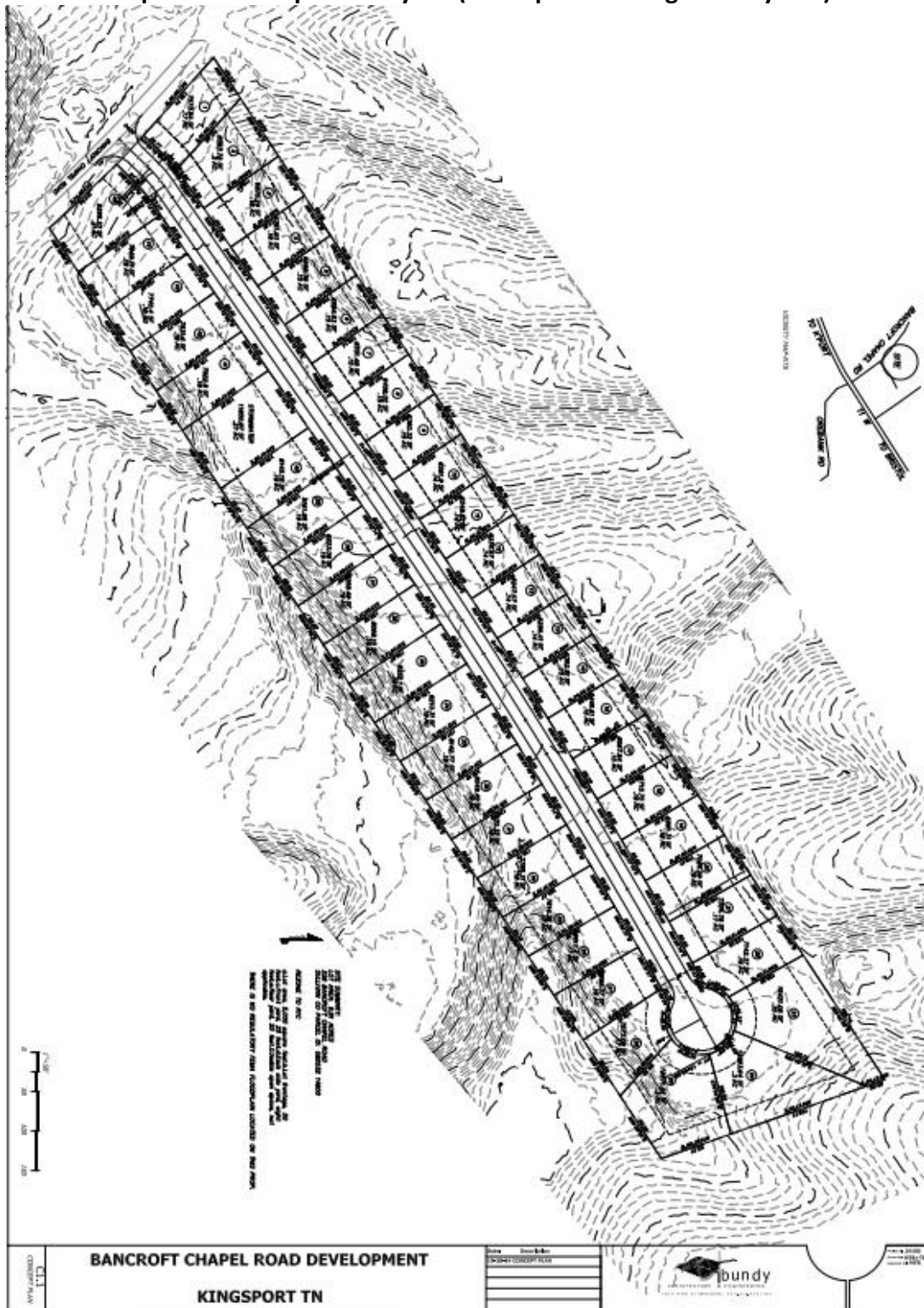
Northern View from Site



View of Sole Structure on Site (Empty Building to be Razed)



Proposed Development Layout (Conceptual 45 single family lots)



CONCLUSION

The Kingsport Planning Division recommends sending a favorable recommendation to the Board of Mayor and Alderman for the annexation, zoning, and Plan of Services for the Bancroft Chapel Annexation based on the following reasons:

- *The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.*
- *It is reasonably necessary for the welfare of the residents and property owners of the affected territory.*
- *The City of Kingsport already provides services to the properties in this area.*
- *Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.*
- *It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.*