

**Entry #:** 19 - Jake Williams    **Status:** Submitted    **Submitted:** 4/17/2026 10:59 AM

---

**Have you had a pre-application conference?**

Yes

**Pre-Application Conference Date:**

4/14/2026

**Property Information:**

**Address**

6800 Hargrove Road East, Tuscaloosa, Alabama 35405

**Parcel ID:**

633702103003007.000,633702103003003.000,633702094001002.000,633702093001001.000,633702092001002.000

**Rezoning?**

Yes

**Total Acres to be Annexed:**

221

**Number of Existing Structures**

0

**Current Land Use:**

Vacant

**Proposed Land Use:**

Residential

**Detailed Description of Reason for Annexation Request:**

We are requesting to annex the subject property into the City of Tuscaloosa to build single family homes with commercial.

**Applicant Information:**

**Applicant Name:**

Jake Williams

**Property Owner Information:**

**Owner 1**

**Property Owner Name (as it appears on deed):**

Mullins Group, LLC

**Owner 2**

**Property Owner Name (as it appears on deed):**

Rechelle W. Kornegay

**Owner 3**

**Property Owner Name (as it appears on deed):**

T.H. Patton III

**Owner 4**

**Property Owner Name (as it appears on deed):**

Teresa Rice

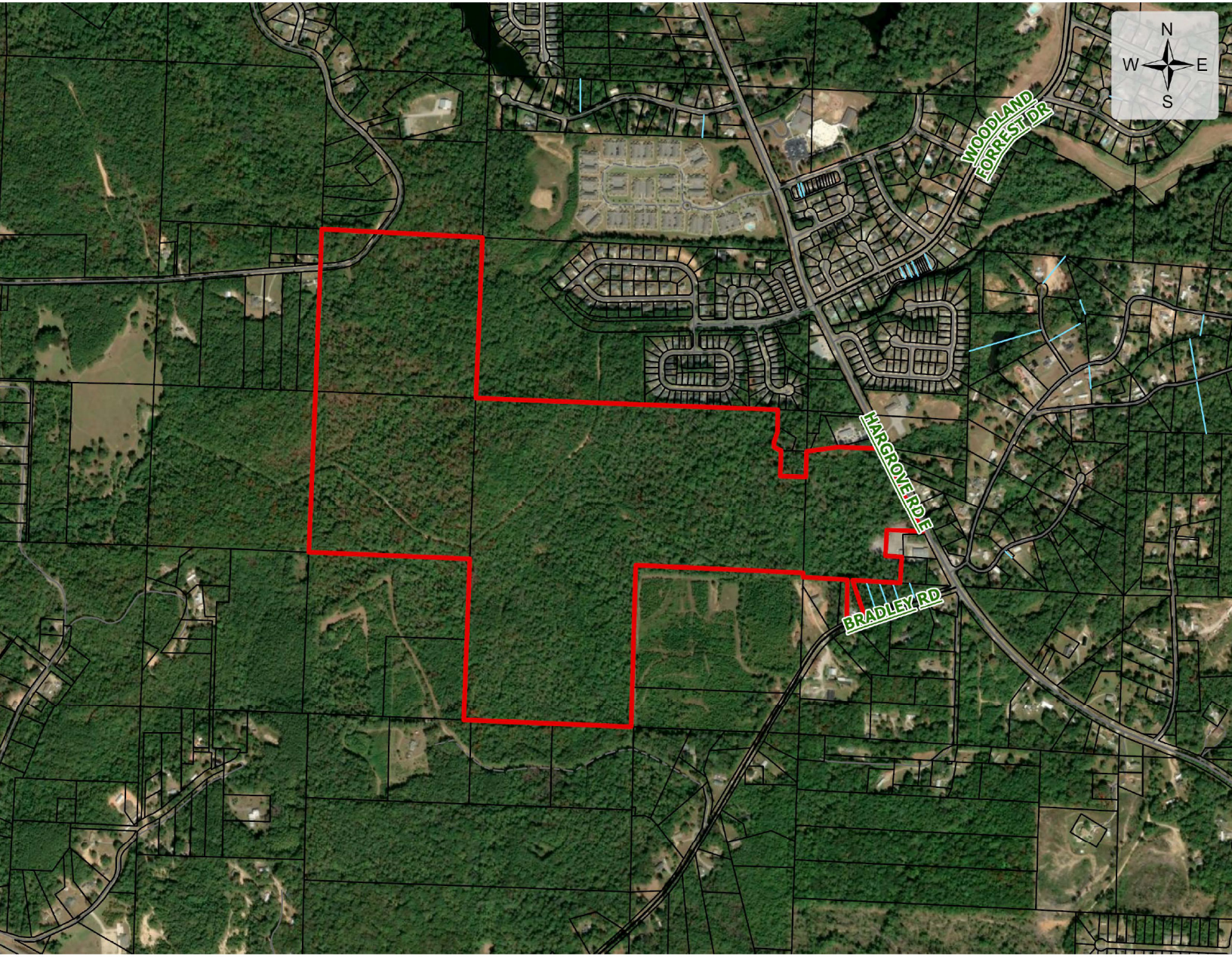
**Supplemental Information:**

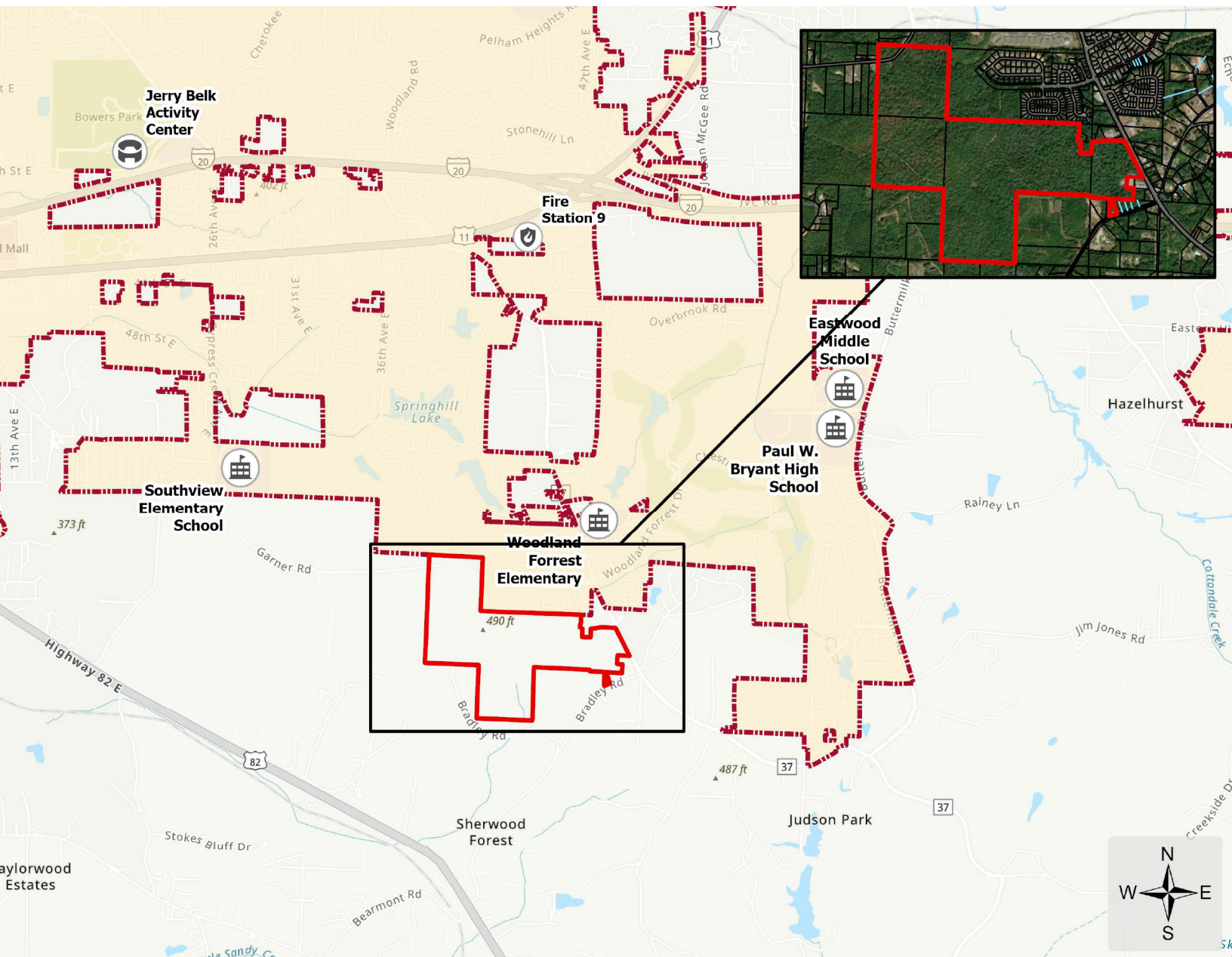
**Count by Age:**

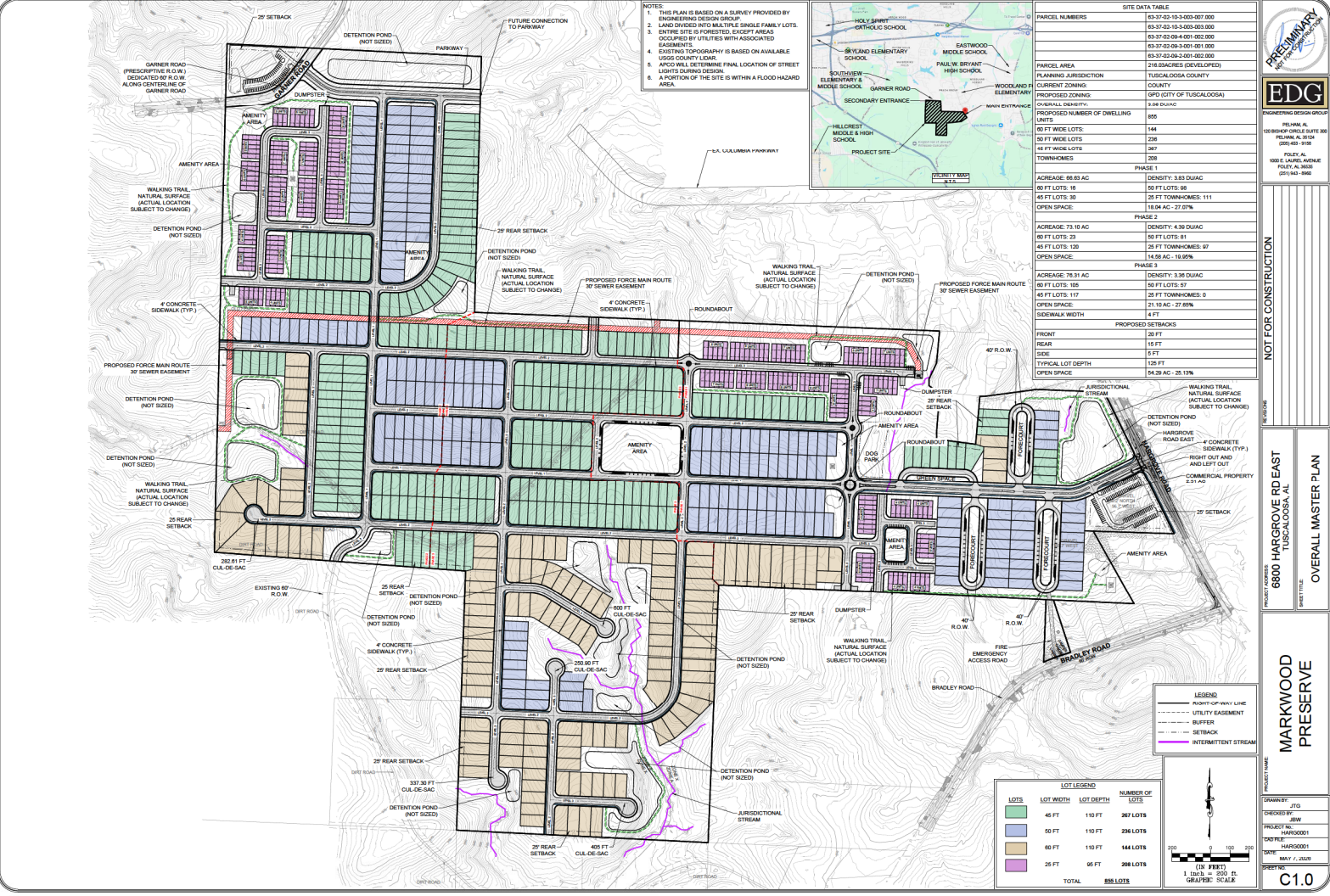
<b>Under 5:</b>	<b>5 to 18:</b>	<b>Over 18:</b>	<b>Total</b>
			0

**Count by Race:**

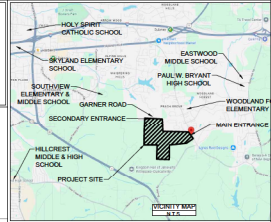
<b>Caucasian:</b>	<b>African American</b>	<b>Other:</b>	<b>Total</b>
			0







**NOTES:**  
 1. THIS PLAN IS BASED ON A SURVEY PROVIDED BY ENGINEERING DESIGN GROUP.  
 2. LAND DIVIDED INTO MULTIPLE SINGLE FAMILY LOTS.  
 3. ENTIRE SITE IS FORESTED, EXCEPT AREAS OCCUPIED BY UTILITIES WITH ASSOCIATED EASEMENTS.  
 4. EXISTING TOPOGRAPHY IS BASED ON AVAILABLE USGS COUNTY LIDAR.  
 5. APOC WILL DETERMINE FINAL LOCATION OF STREET LIGHTS DURING DESIGN.  
 6. A PORTION OF THE SITE IS WITHIN A FLOOD HAZARD AREA.



SITE DATA TABLE	
PARCEL NUMBERS	63-37-02-10-3-003-007-000 63-37-02-10-3-003-009-000 63-37-02-09-4-001-002-000 63-37-02-09-3-001-001-000 63-37-02-09-3-001-002-000 63-37-02-09-3-001-003-000 278 (SACRAGE) (DEV. DEVELOPED)
PARCEL AREA	1,948.00 AC
PLANNING JURISDICTION	TUSCALOOSA COUNTY
CURRENT ZONING	COUNTY
PROPOSED ZONING	090 (CITY OF TUSCALOOSA)
OVERALL DENSITY:	3.98 DU/AC
PROPOSED NUMBER OF DWELLING UNITS	855
60 FT WIDE LOTS:	144
50 FT WIDE LOTS:	236
25 FT WIDE LOTS:	362
TOWNHOMES:	208
<b>PHASE 1</b>	
ACREAGE: 86.89 AC	DENSITY: 3.83 DU/AC
45 FT LOTS: 18	50 FT LOTS: 98
45 FT LOTS: 30	25 FT TOWNHOMES: 111
OPEN SPACE:	18.94 AC - 27.07%
<b>PHASE 2</b>	
ACREAGE: 73.18 AC	DENSITY: 4.39 DU/AC
60 FT LOTS: 23	50 FT LOTS: 81
45 FT LOTS: 120	25 FT TOWNHOMES: 27
OPEN SPACE:	14.58 AC - 19.90%
<b>PHASE 3</b>	
ACREAGE: 78.91 AC	DENSITY: 3.38 DU/AC
60 FT LOTS: 108	50 FT LOTS: 57
45 FT LOTS: 117	25 FT TOWNHOMES: 0
OPEN SPACE:	21.10 AC - 27.68%
SIDEWALK WIDTH:	4 FT
<b>PROPOSED SETBACKS</b>	
FRONT:	20 FT
REAR:	15 FT
SIDE:	5 FT
TYPICAL LOT DEPTH:	120 FT
OPEN SPACE:	54.29 AC - 25.13%

**EDG**  
 ENGINEERING DESIGN GROUP  
 1500 W. UNIVERSITY BLVD. SUITE 300  
 TUSCALOOSA, AL 35604  
 PHONE: 205-681-9199  
 FAX: 205-681-9198

**NOT FOR CONSTRUCTION**

PROJECT ADDRESS: 6800 HARGROVE RD EAST, TUSCALOOSA, AL  
 SHEET TITLE: OVERALL MASTER PLAN

**MARKWOOD PRESERVE**

DATE: MAY 7, 2024  
 DRAWN BY: HAR00001  
 CHECKED BY: JEW  
 PROJECT NO: HAR00001  
 SCALE: 1" = 300' FL. GRAFIC SCALE

**C1.0**

LOT LEGEND			
LOTS	LOT WIDTH	LOT DEPTH	NUMBER OF LOTS
45 FT	110 FT	110 FT	267 LOTS
50 FT	110 FT	110 FT	236 LOTS
60 FT	110 FT	110 FT	144 LOTS
25 FT	65 FT	95 FT	208 LOTS
<b>TOTAL: 858 LOTS</b>			

