

# Preliminary Plat Application

Paper copies of application materials are no longer required. However, three labels per address are required to be submitted to our office by the application deadline. Payment will be requested at a later date once the application is reviewed by staff.

**Have you had a pre-design meeting?**

Yes

**Pre-Design Meeting Date:**

4/6/2026

## Property Information:

**Preliminary Plat Title (this can be abbreviated):**

Tennix Townhomes

**Site Address:**

620 23rd Ave. E., Tuscaloosa, Alabama 35476

**Parcel ID:**

63 30 04 19 1 009 073.000

**Total Acres to be Subdivided:**

0.41

**Total Acreage Controlled by Owner:**

0.41

**Number of Existing Lots:**

1

**Number of Proposed Lots:**

3

**Number of Existing Structures:**

0

**Number of Proposed Structures:**

3

**Water Authority:**

Tuscaloosa

**Within Tuscaloosa City Limis:**

Yes

**Adjacent to Lake Tuscaloosa:**

No

**Connecting to City Sewer:**

Yes

**Existing Septic Tanks/Field Lines:**

No

**Current Zoning:**

Mixed Residential 1 (MR-1)

**Proposed Zoning:**

Mixed Residential 1 (MR-1)

**Current Land Use:**

Vacant

**Proposed Land Use:**

Residential

**Reason for Subdivision:**

To construct townhomes

## Surveyor or Engineer Information:

**Survey or Engineer Company:**

Herndon, Hicks and Associates, Inc.

**Surveyor or Engineer Name:**

Mike Hicks

**Property Owner Information:**

**Owner 1**

**Property Owner Name:**

Brian Nix

**Preliminary Plat Checklist:**

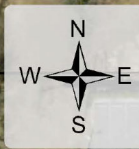
**[Preliminary Plat Checklist](#)**

**By checking yes" below, you are stating that you have provided an application with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.**

**I have reviewed the checklist and have provided all required information for a complete application.**

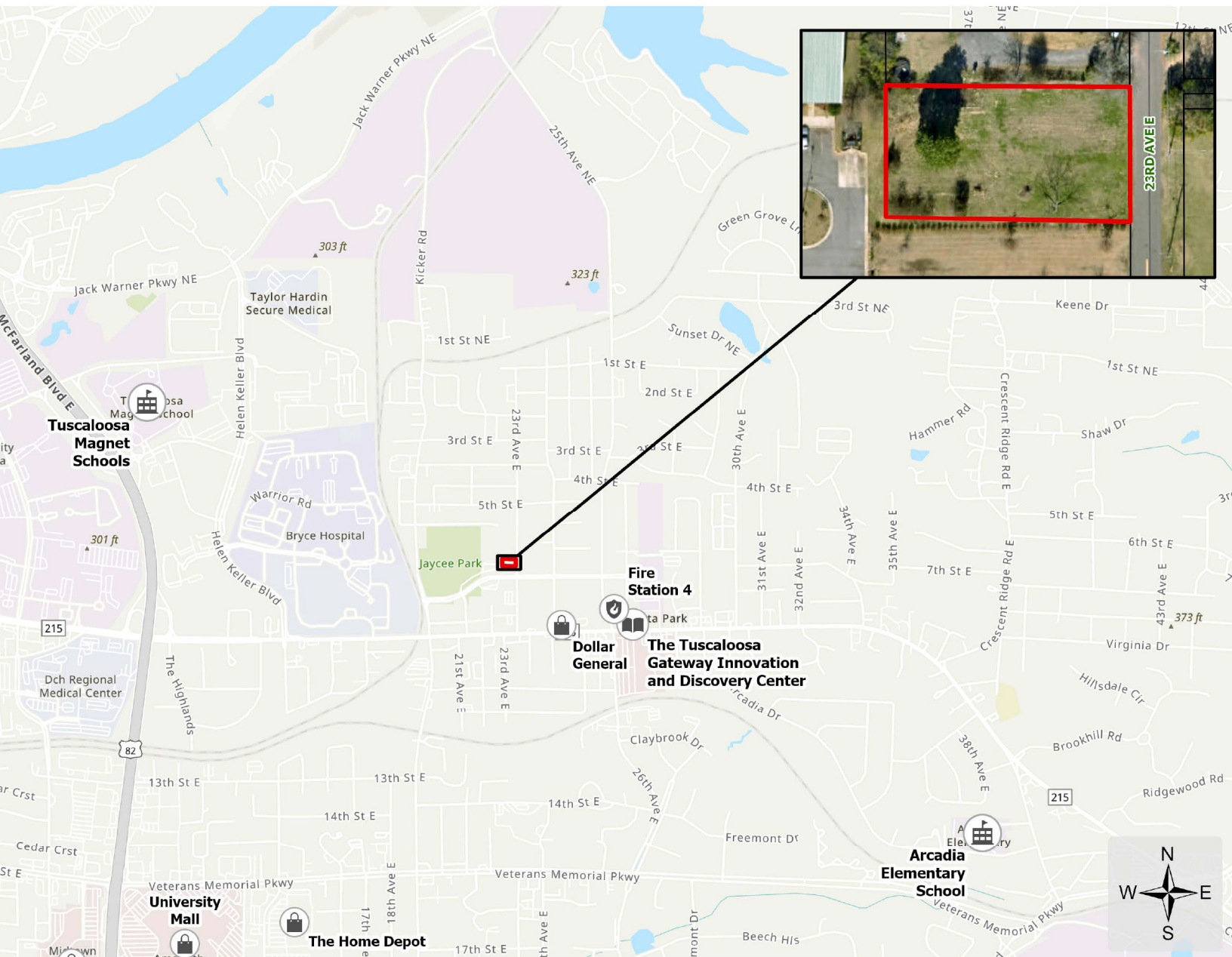
Yes

**Additional Information Regarding Request:**



ALBERTA PKWY

23RD AVE E



**Tuscaloosa Magnet Schools**

Taylor Hardin Secure Medical

Bryce Hospital

Jaycee Park

Fire Station 4

Dollar General

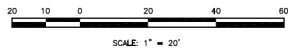
The Tuscaloosa Gateway Innovation and Discovery Center

Arcadia Elementary School

University Mall

The Home Depot





CITY OF TUSCALOOSA  
PO BOX 2089  
TUSCALOOSA, AL 35403

PATRICIA ANN THOMPSON  
3407 KENDALL ST  
NORTHPORT, AL 35493

ADJOINER'S RESIDENCE

NE CORNER  
SECTION 19  
T215, R9W

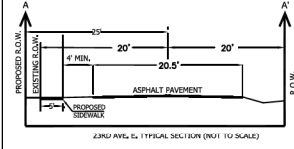
MH 3000

COLLEGE HILL MISSIONARY BAPTIST CHURCH  
600 24TH AVE E  
TUSCALOOSA, AL 35404

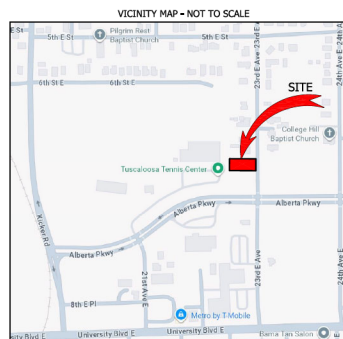
COLLEGE HILL BAPTIST CHURCH  
P.O. BOX 40255  
TUSCALOOSA, AL 35404

LOT 18  
TANNEHILL SUBDIVISION NO. 1  
PLAT BOOK 4, PAGE 122

CITY OF TUSCALOOSA  
PO BOX 2089  
TUSCALOOSA, AL 35403



- NOTES:**
1. ADDRESSES OF SUBJECT PROPERTY: 620 23rd AVE, E, TUSCALOOSA
  2. CONTOUR INTERVAL: 1 FOOT - TPO WAS FIELD-RUN
  3. VERTICAL DATUM: NAVD 1988
  4. ACRES UNDER CONTROL OF DEVELOPER: 0.41
  5. TOTAL ACRES BEING SUBDIVIDED: 0.41
  6. UNW/NE/AVE/LE/UP/ST/BR/AN/A, N/A/S  
NORTHPORT, AL 35496  
P.O. BOX 753
  7. ACCORDING TO FEMA FLOOD MAPS (DISCREPANCY SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA)
  8. SETBACKS: FRONT 15'  
SIDE 5' & 7'  
REAR 20'
  9. THIS PROPERTY IS ZONED MR-1
  10. THIS PLAT WAS DESIGNED BY JOHN MICHAEL HICKS, P.L.S. AL LICENSE #15714
  11. EACH TOWNHOME UNIT WILL HAVE A TWO-CAR GARAGE
  12. TOTAL PARKING SPACES PROPOSED (INCLUDING GARAGES): 10
  13. ALL LOTS MEET THE MINIMUM LOT SIZE REQUIREMENTS FOR ZONE MR-1



**HERNDON, HICKS & ASSOCIATES, INC.**  
Professional Land Surveyors  
2728 Lurleen Wallace Blvd. (P.O. Box 508) - Northport, AL 35476  
Phone: (205) 333-0003  
mh@hassurveyors.com

PRELIMINARY SUBDIVISION PLAT OF  
**TENNIX TOWNHOMES**  
IN THE NE1/4 NE1/4 SECTION 19, T215, R9W  
TUSCALOOSA COUNTY, ALABAMA

Source	DB 2025, PG 12019	Job No.	2602-004
Field Work	4-14-26	Date	5-05-26
Survey Type	BOUNDARY	Scale	1" = 30'
ACAD File	2602-004_PSD.dwg	Drawn By	JMH
COGO File	2602-004.dxf	Approved By	JMH
		Surveyed by	KV

