

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

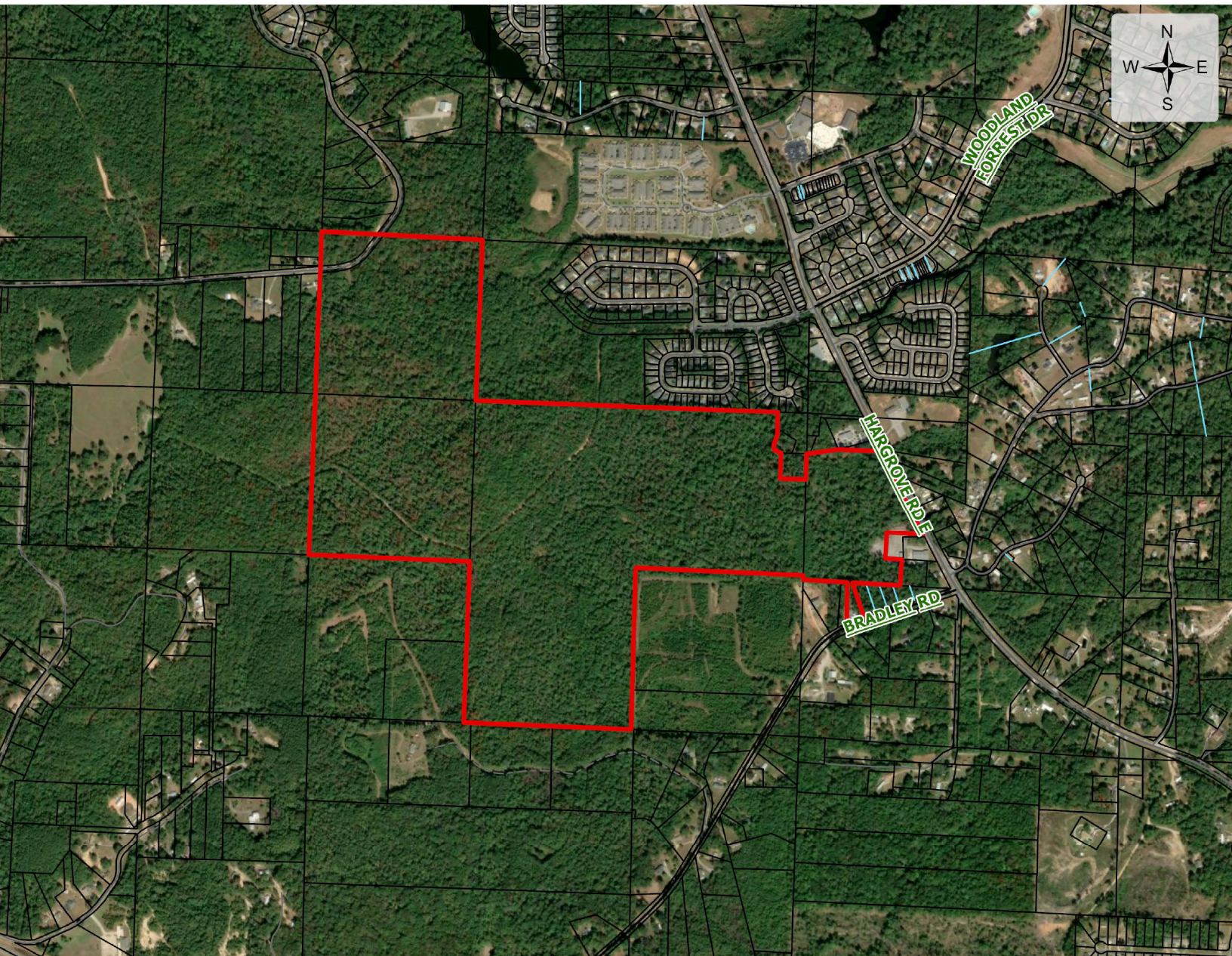
Supplemental Information:

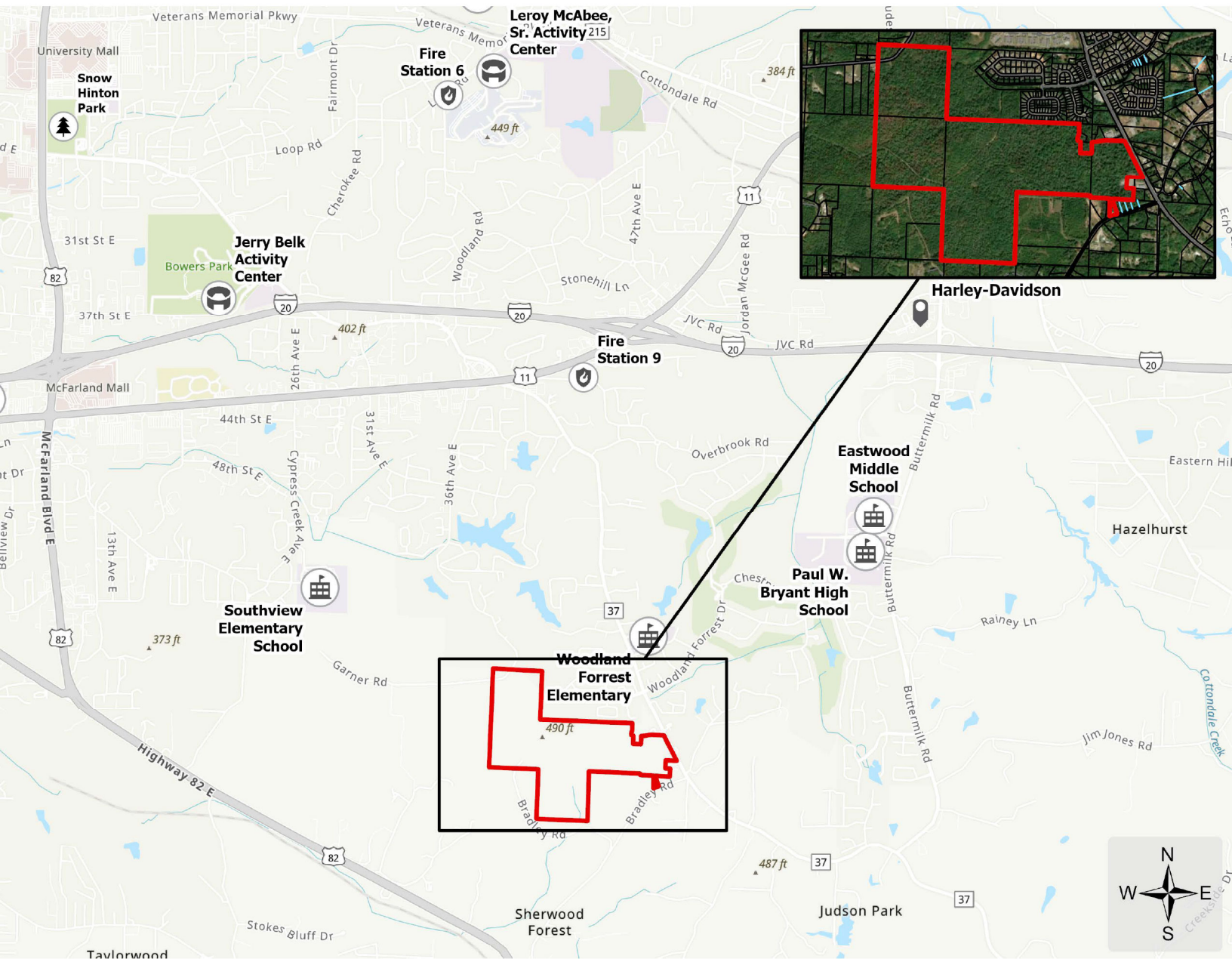
Count by Age:

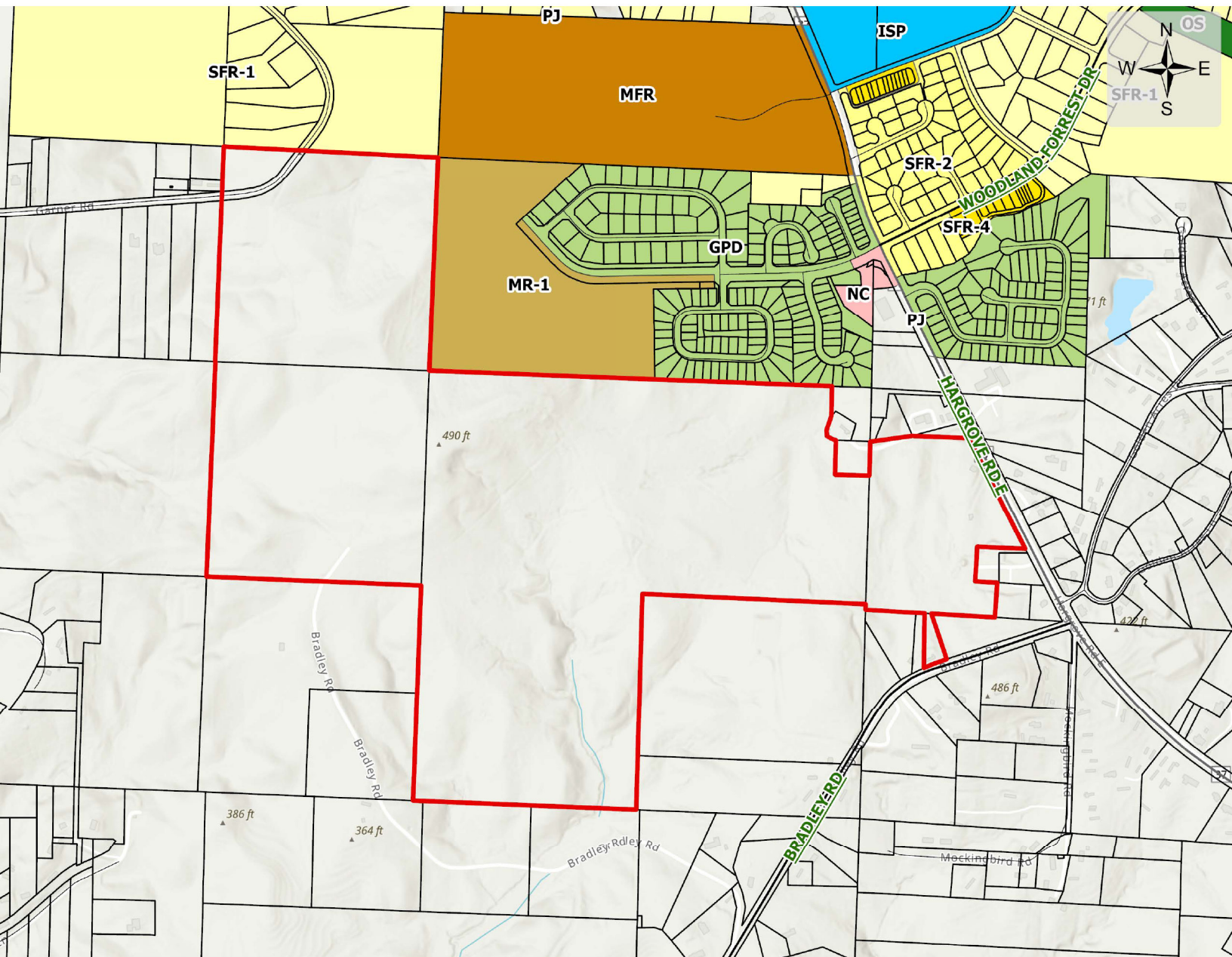
Under 5:	5 to 18:	Over 18:	Total
			0

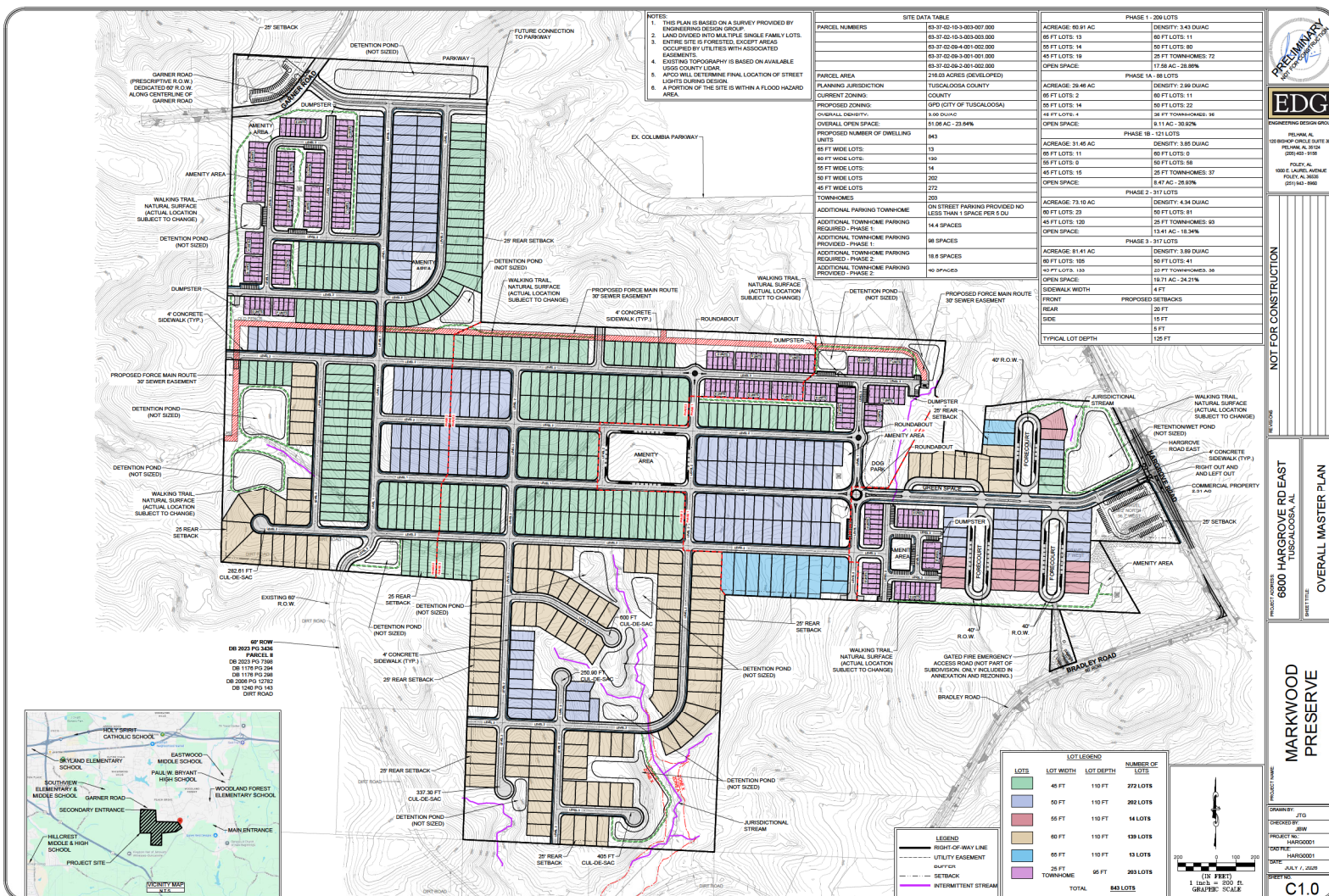
Count by Race:

Caucasian:	African American	Other:	Total
			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. AFOCO 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	65-37-02-10-3-003-007.000 65-37-02-10-3-003-008.000 65-37-02-09-4-001-002.000 65-37-02-09-4-001-001.000 65-37-02-09-4-001-002.000 219.02 ACRES (DEVELOPED)
PLANNING JURISDICTION	TUSCALOOSA COUNTY
CURRENT ZONING	SPD (CITY OF TUSCALOOSA)
OVERALL DENSITY	9.00 DENS/AC
OVERALL OPEN SPACE	51.06 AC - 23.64%
PROPOSED NUMBER OF DWELLING UNITS	843
PROPOSED WIDE LOTS	13
PROPOSED WIDE LOTS	14
PROPOSED WIDE LOTS	252
PROPOSED WIDE LOTS	272
TOWNHOMES	209
ADDITIONAL PARKING TOWNHOME	ON STREET PARKING PROVIDED NO LESS THAN 1 SPACE PER 0.5 DU
ADDITIONAL TOWNHOME PARKING REQUIRED - PHASE 1	14.4 SPACES
ADDITIONAL TOWNHOME PARKING PROVIDED - PHASE 1	88 SPACES
ADDITIONAL TOWNHOME PARKING REQUIRED - PHASE 2	18.8 SPACES
ADDITIONAL TOWNHOME PARKING PROVIDED - PHASE 2	40 SPACES

PHASE 1 - 200 LOTS	
ACREAGE: 65.81 AC	DENSITY: 3.43 DU/AC
65 FT LOTS: 13	65 FT LOTS: 11
55 FT LOTS: 14	55 FT LOTS: 80
45 FT LOTS: 19	25 FT TOWNHOMES: 72
OPEN SPACE:	17.96 AC - 28.89%
PHASE 1A - 18 LOTS	
ACREAGE: 26.48 AC	DENSITY: 2.89 DU/AC
65 FT LOTS: 2	65 FT LOTS: 11
55 FT LOTS: 14	55 FT LOTS: 22
45 FT LOTS: 4	25 FT TOWNHOMES: 36
OPEN SPACE:	8.11 AC - 30.62%
PHASE 1B - 121 LOTS	
ACREAGE: 31.45 AC	DENSITY: 3.85 DU/AC
65 FT LOTS: 11	65 FT LOTS: 0
55 FT LOTS: 0	55 FT LOTS: 58
45 FT LOTS: 15	25 FT TOWNHOMES: 37
OPEN SPACE:	6.47 AC - 20.69%
PHASE 2 - 317 LOTS	
ACREAGE: 73.16 AC	DENSITY: 4.34 DU/AC
65 FT LOTS: 25	65 FT LOTS: 81
45 FT LOTS: 135	25 FT TOWNHOMES: 93
OPEN SPACE:	13.41 AC - 18.34%
PHASE 3 - 317 LOTS	
ACREAGE: 81.41 AC	DENSITY: 3.89 DU/AC
65 FT LOTS: 105	65 FT LOTS: 41
45 FT LOTS: 135	25 FT TOWNHOMES: 38
OPEN SPACE:	19.71 AC - 24.21%
SIDEWALK WIDTH	4 FT
FRONT	PROPOSED SETBACKS
REAR	25 FT
SIDE	15 FT
TYPICAL LOT DEPTH	125 FT

ENGINEERING DESIGN GROUP
TUSCALOOSA, AL
10000 GARDEN DRIVE, SUITE 300
TUSCALOOSA, AL 35604-3935
TEL: 205.336.8800
FAX: 205.336.8801
WWW.EDG-AL.COM

NOT FOR CONSTRUCTION

PROJECT LOCATION: 6800 HARGROVE RD EAST, TUSCALOOSA, AL

SHEET TITLE: OVERALL MASTER PLAN

MARKWOOD PRESERVE

PROJECT NAME: MARKWOOD PRESERVE

DESIGNED BY: JTG

PROJECT NO: 2020-001

DATE: JULY 1, 2020

SCALE: 1" = 300' (PLAN)
1" = 10' (SECTION)

C1.0