

The Watts Bar Land Planning process is a systematic method of identifying and evaluating the most suitable use of public lands under TVA stewardship. It uses resource data, computer analysis and public input to allocate land uses to the following land management zones. To provide input on how any or all lands should be allocated, link to the comment form from the Watts Bar Land Plan main page. Comments will be accepted through September 24, 2007.

**Non-TVA Shoreland (Zone 1)** – Privately owned reservoir lands or lands where TVA maintains flowage easements. This zone will not be changed through the land planning process.

**Project Operations (Zone 2)** – Land managed for public works including navigation and power generation. Project operations lands may also provide a security buffer around TVA facilities.

**Sensitive Resource Management (Zone 3)** – Land managed for the protection of significant cultural resources, endangered species, wetlands, and natural and scenic areas.

**Natural Resource Conservation (Zone 4)** – Land managed for forestry, wildlife enhancement, and dispersed recreation, i.e., hiking, primitive camping, and hunting.

**Industrial (Zone 5)** – Land managed for economic development including businesses in distribution/assembly and light manufacturing. Preference will be given for businesses requiring water access.

**Recreation (Zone 6)** – Land managed to provide recreation activities requiring capital development, i.e., campgrounds, concrete boat ramps, beaches, toilet buildings, marinas, greenways, etc.

**Shoreline Access (Zone 7)** – TVA-owned lands where approvals for shoreline alterations are considered. TVA's 1998 Shoreline Management Initiative determined the extent of shoreline access lands; therefore, this zone will not be changed through the land planning process.

For planning purposes, land is considered committed if it is under lease, license, or contract; is a developed TVA project such as a dam reservation or power lines; has known sensitive resources present; has a management plan; fronts land transferred or sold for public recreation use; or is a TVA-developed recreation area. Agricultural licenses and other temporary permits are considered to be an interim use of TVA public land and therefore are generally not considered to be committed. All other TVA owned land is considered uncommitted and is available for planning.



**Committed land**



**Uncommitted land**

Parcel Number	Acres	Zone Allocation						Description
		2	3	4	5	6	7	
12-44	2.7					●		TWRA Access Ramp
12-45	1.6					●		TWRA Access Ramp
12-47	4.5					●		TWRA Access Ramp
12-48	10.2					●		TWRA Access Ramp
12-49	2.8					●		TWRA Access Ramp
12-50	8.4					●		TWRA Access Ramp
12-51	1.2					●		TWRA Access Ramp
12-53	6.1					●		TWRA Access Ramp
12-54	1.5					●		TWRA Access Ramp
12-55	1.4					●		TWRA Access Ramp
12-63	3.2					●		TWRA Access Ramp
12-66	3.8					●		TWRA Access Ramp
123	19.6						●	Fronts Lakeshore #2, Lakewood Landing, and Woodhaven Subdivisions
124	16.5						●	Fronts River Oaks Subdivision
125	1.9						●	Ladd Landing Park
126	4.1			●				Cove hardwood forest habitat and fringe emergent wetlands
127	11.4						●	Fronts Ladd Landing Subdivision
127a	1.9	●						Navigation safety landing
128	25.4						●	Fronts Youngs Creek, Merriwether Home Park, and Maple Lake Subdivisions; wetlands
129	24.2			●				Good quality riparian habitat with rare plant community
130	60.3			●				High quality riparian vegetation and habitat
131	4.4	●						Navigation safety landing
132	4.9		●					Brashears Island; protection of cultural resources
133	15.7						●	Fronts portion of Chestnut Hills Subdivisions
134	62.1			●				Variety of habitat with bottomland hardwoods, bluffs, open land pasture, and wetlands
135	6.2						●	Fronts residential area with wetlands
136	11.8						●	Soaring Eagle Campground
137	79.2			●				Contains bottomland hardwoods, bluffs, and open pastures
137a	2.8	●						Navigation safety landing
138	5.0		●					Grubb Island; protection of cultural resources and wetlands
139	18.6		●					Protection of significant wetlands
140	7.8			●				Previously considered suitable for industrial development
141	63.3		●					Jones Island; UT forest research station
142	302.5					●		Clinch River Breeder Site
143	181.6					●		Clinch River Breeder Site
144	62.2		●					Protection of significant wetlands and cultural resources
145	375.7					●		Clinch River Breeder Site
146	265.3		●					Grassy Creek Habitat Protection Area
147	76.1					●		Clinch River Breeder Site
148	21.5					●		Clinch River Breeder Site
149	13.3		●					Protection of cultural resources and wetlands in Brashear Creek embayment
150	7.4						●	Fronts Cedarlake Retreat Subdivision
151	16.6						●	Fronts Holiday Shores Subdivision
152	4.2		●					Sugar Grove Habitat Protection Area
152a	2.2			●				Narrow steep strip of shoreline
153	40.6						●	Fronts Gunters Field and Kile Subdivisions
154	31.1						●	Fronts Tri-County Subdivision
155	10.4			●				Quality bottomland hardwoods and riparian zone
156	15.2			●				Steep riparian zone with mixed pine and upland hardwood forest
157	25.7						●	Fronts Lancer Subdivision; significant wetlands
158	23.8			●				Riparian habitat with hardwoods, mixed pine/hardwood, and wetlands
159	5.7		●					Protection of significant wetlands
160	14.8						●	Fronts residential area; significant wetlands
161	22.7			●				Bottomland hardwoods and fringe wetlands
162	10.2						●	Fronts residential area
163	6.0			●				Small bottomland forest with limited wildlife habitat
164	9.9						●	Fronts residential area
165	47.9			●				Early successional, steep rocky/glade, and bottomland hardwood/fringe wetland habitats
166	79.2		●					Protection of significant wetlands
167	11.6						●	Fronts Hidden Acres Subdivision

168	45.7			●				Agricultural license, managed for annual hay crops
169	16.4		●					Protection of significant wetlands
170	6.0				●			Potential for industrial development
171	4.8		●					Protection of significant wetlands
172	26.8			●				Limited wildlife habitat
173	9.8		●					Protection of significant wetlands
174	3.2				●			Suitable for barge terminal
175	23.3					●		City of Harriman public access/boat ramp
176	1.8		●					Protection of cultural resources
177	6.4	●						Railroad right-of-way
178	1.8			●				Limited wildlife habitat
179	53.8			●				Good quality low lying riparian forest and rocky north facing bluff habitats
180	11.4		●					Protection of cultural resources
181	7.0				●			Potential for barge terminal
181a	3.5		●					Protection of rare plants
182	36.9			●				Valuable habitat for various mammal, bird, amphibian, and reptile species
183	25.2					●		Swan Harbour
184	28.8						●	Fronts Lakeshore Subdivision
185	4.1			●				Area used for informal recreation
186	13.7		●					Protection of significant wetlands
187	56.8			●				Provides quality habitat for numerous wildlife species; agricultural license
188	25.3		●					Protection of significant wetlands
189	19.9			●				Shoreline fringe wetlands of significant importance to various wading/water bird species
190	1258.1	●						Kingston Fossil Plant/Kingston Wildlife Refuge
191	3.6	●						Small strip of land adjacent to Interstate 40
192	6.0			●				Provides some important habitat for water birds, songbirds, and small mammals
193	8.1		●					Protection of significant wetlands
194	8.3		●					Rayburn Bridge Habitat Protection Area
195	14.7						●	Fronts Roberts Heights Subdivision
306	54.0			●				Islands located between TN River Miles 530-568
307	1.7	●						Water intake for Cumberland Utility District
Total Acres:	3964.8							
<b>Committed Land</b> - Under current agreement, used for project operations, with sensitive resources, or fronting public recreation land.								
<b>Uncommitted Land</b> - Land that is considered "Plannable".								