

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	
12-22	4.3					●	TWRA Access Ramp	
12-23	3.7					●	TWRA Access Ramp	
12-24	3.3					●	TWRA Access Ramp	
12-26	1.5					●	TWRA Access Ramp	
12-27	2.3					●	TWRA Access Ramp	
12-29	4.9					●	TWRA Access Ramp	
12-30	5.2					●	TWRA Access Ramp	
12-31	1.4					●	TWRA Access Ramp	
12-32	2.9					●	TWRA Access Ramp	
12-34	4.1					●	TWRA Access Ramp	
12-35	3.4					●	TWRA Access Ramp	
12-36	3.9					●	TWRA Access Ramp	
12-37	0.8					●	TWRA Access Ramp	
12-38	2.2					●	TWRA Access Ramp	
12-39	6.7					●	TWRA Access Ramp	
12-41	2.0					●	TWRA Access Ramp	
12-43	0.8					●	TWRA Access Ramp	
12-57	1.4					●	TWRA Access Ramp	
38	35.5					●	Fronts Williams and Bayside Subdivisions	
39	7.5		●				Peninsula with mixed hardwood and pine stands suitable for wildlife	
40	175.5		●				Protection of visual resources and wildlife habitat including wading birds and raptors	
41	3.4					●	BBH Bayside Marina & Resort LLC	
42	0.7					●	BBH Bayside Marina & Resort LLC	
43	46.5					●	Fronts Irwinton Shores and Bayview Subdivisions	
44	23.1		●				High quality habitat for a variety of riparian wildlife species	
45	32.5					●	Fronts Knoxville Presbytery of the Presbyterian Church (Camp John Knox)	
46	784.9		●				Thief Neck Island; protection of cultural resources, managed by TWRA for wildlife	
47	21.8		●				Protection of significant cultural and visual resources	
48	66.0					●	Fronts Shorewood, Woodland Cove, Bluff Shores and Calvin Cannon Subdivisions	
49	2.2		●				Limited riparian habitat	
50	20.1		●				Protection and management of wetlands and cultural resources, managed by TWRA	
51	42.2		●				Emergent shoreline wetlands with upland hardwoods; agricultural license	
52	12.4					●	Fronts Robert Beard and Hensley Point Subdivisions	
53	45.4					●	Fronts Holiday Hills and Garlington Point Subdivisions	
54	21.8		●				Wildlife habitat including wetlands and bottomland/riparian forests	
55	10.0		●				Disturbed riparian zone with limited wildlife habitat or public use opportunities	
56	60.3					●	Fronts Lake Harbor Subdivision	
57	9.5		●				Protection of cultural resources	
58	9.2		●				Fair quality fringe wetland habitat	
59	35.0					●	Fronts Idle Oaks Subdivision	
60	1.5		●				Limited upland hardwood forest wildlife habitat	
61	31.2					●	Fronts Tanglewood and Anderson Point Subdivisions	
62	4.9		●				Fair quality fringe wetlands with bottomland hardwoods	
63	46.8					●	Fronts Ross Estates and Stenberg Subdivisions	
64	1.1		●				Limited wildlife habitat of shortleaf pine and mixed hardwoods	
65	10.4		●				Marney Bluff Habitat Protection Area	
66	28.7					●	Fronts Lakeview Home Sites Subdivision	
67	4.0		●				Disturbed riparian zone; limited habitat and biodiversity	
68	24.3					●	Southwest Point Golf Course	
69	4.2		●				High quality fringe wetlands on island; visual buffer for cultural resources	
70	3.6		●				Webster Bluff, high quality riparian habitat with rare plant community	
70a	1.3	●					Navigation safety landing	
71	14.5					●	Fronts residential property	
72	113.2		●				High quality wildlife habitat; managed by TWRA	
73	27.1					●	Fronts Henley Property, Angler's Cove and Island Grove Subdivisions	
74	77.7					●	Riley Creek Recreation Area	
75	15.4		●				Riley Creek Islands with high quality wetlands and habitat; managed by TWRA	
76	29.8		●				High quality wildlife habitat with upland hardwood and mixed pine stands	
118	25.2					●	Fronts Green Acres, Lawson Farm, Parkeys and Villages of Center Farm Subdivisions	
119	8.4					●	Fronts Sequoyah Shores and L.E. Banker Property Subdivisions	

120	18.8	●					Watts Bar WMA; City of Kingston Wastewater Treatment; Navigation safety landing
121	18.3				●		City of Kingston; Public recreation use area
122	16.6	●					City of Kingston Pump Station
196	11.4		●				Stowe Bluff Habitat Protection Area
197	26.8					●	Fronts Westshore Estates, Bowman and Lake Forest Estates Subdivisions
198	5.4	●					Navigation safety landing
200	55.9		●				Habitats of upland riparian zone, limestone outcrops and shoreline fringe wetlands
201	84.2				●		Roane County Park
202	28.6		●				Limited wildlife habitat
203	16.8					●	Fronts Dodson Subdivision
204	23.9		●				Provides good riparian bottomland and upland forest habitat
205	5.0		●				Open grassland cover, limited quality wildlife habitat
206	15.3					●	Fronts residential area
207	12.0	●					Navigation safety harbor
207a	7.1		●				Protection of cultural resources
208	17.4					●	Fronts residential area
209	0.5		●				Open grassland cover, limited quality wildlife habitat
210	12.1					●	Fronts Pinnoak Point I and Pinnoak Point II Subdivisions
211	11.4	●					Navigation safety harbor
212	75.6					●	Fronts Lock Haven Estates Subdivisions
213	4.2	●					Navigation safety landing
214	13.9		●				Protection of wetlands and cultural resources
215	18.2					●	Fronts residential area
216	31.5					●	Fronts residential area
217	30.9		●				Habitat for typical upland riparian wildlife species, herons, and osprey
218	61.4				●		Existing Barge terminal; Potential site for Developed Recreation
219	69.4				●		City of Rockwood Park
220	18.4					●	Fronts Crystal Cove Subdivisions
221	42.8					●	Fronts residential area
221a	31.9				●		Adjacent to Camp Buck Toms
222	4.6				●		Harbor Point Marina
223	68.3		●				Protection of cultural resources
224	123.7		●				High quality riparian zone
224a	4.9	●					Navigation safety harbor
225	11.7					●	Fronts Cove Point, Bluebell Point and Bella Mara Subdivisions
226	19.4		●				Provides habitat for a variety of wildlife species including osprey, herons, and bald eagles
227	102.9		●				Protection of cultural resources; managed by TWRA for wildlife
228	22.4		●				Variety of habitat with young upland hardwood, mixed pine, and bottomland/riparian cover
229	44.4					●	Fronts Molyneux Subdivision
229a	0.3	●					Road right of way
230	22.1					●	Brigadoon
231	4.2		●				Important habitat for water birds including osprey
232	38.6					●	Fronts Eagle Point Subdivision
233	80.5		●				Protection of cultural resources and wetlands
234	39.6					●	Fronts Whites Creek Subdivision
235	2.5				●		Fronts Lakeside Resort
236	1.5		●				Limited wildlife habitat
237	87.5		●				Proposed addition to Whites Creek Small Wild Area; High quality wildlife habitat
238	171.0		●				Whites Creek Small Wild Area
239	24.1					●	Fronts Apollo Shores Subdivision
306	54.0		●				Islands Located between TN River Miles 530-568
Total Acres:	3707.5						
		<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".					

















