

Appendix C – Scoping Information

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Scoping Document
Watts Bar Reservoir Land Management Plan
Environmental Impact Statement
Loudon, Meigs, Rhea, and Roane Counties, Tennessee
February 2005

Introduction

TVA develops reservoir land management plans to facilitate the management of reservoir properties in its custody. In general, TVA manages public lands to protect and enhance natural resources, generate prosperity, and improve the quality of life in the Tennessee Valley. Plans are submitted to the TVA Board of Directors for approval and adopted as policy to provide for long-term land stewardship and accomplishment of TVA responsibilities under the TVA Act.

TVA will prepare an Environmental Impact Statement (EIS) to assess the potential impacts of a proposed Reservoir Land Management Plan for TVA property on the Watts Bar Reservoir in East Tennessee (Loudon, Meigs, Rhea, and Roane Counties). TVA is considering updating a Reservoir Land Management Plan completed for Watts Bar Reservoir in 1988. The updated Land Plan would allocate lands to various categories of uses, which would then be used to guide the types of activities to be considered on TVA land. This would enable TVA to allocate additional lands that were not previously considered and to reassess past land use designations taking into account public needs, the presence of sensitive environmental resources, and TVA policies. The proposed land plan would involve approximately 14,000 acres of TVA land on Watts Bar Reservoir.

Background

Watts Bar Reservoir was completed in 1942 and is one of the multipurpose reservoirs operated by TVA for navigation, flood control, power production, recreation, and other uses. Water entering Watts Bar Reservoir flows from northeast to southwest through Loudon, Roane, Meigs, and Rhea counties in east Tennessee. The reservoir extends from Watts Bar Dam 72.4 miles to Fort Loudoun Dam on the Tennessee River and 23.1 miles on the Clinch River to Melton Hill Dam. It also includes portions of the Emory and Little Emory Rivers. TVA originally acquired 49,686 acres of land in fee simple ownership for reservoir construction. Of that, 38,600 acres are covered by water during normal summer pool. Subsequent transfers of land by TVA for economic, industrial, residential, or public recreation development have resulted in a current balance of approximately 14,200 acres of TVA land on Watts Bar Reservoir.

All lands under TVA control would be allocated in the planning process. Alternative approaches to land allocation would be analyzed in the EIS. In developing the new Watts Bar Reservoir Land Plan, lands currently committed to a specific use would likely be allocated to that current use; however, changes that support TVA goals and objectives would be considered.

The 1988 plan allocates land into 19 categories, including natural areas, forest and wildlife management, recreation, and industrial sites. The revised plan would propose options for allocating reservoir lands into the following categories: Zone 1 (Non TVA Shoreline), Zone 2 (Project Operations), Zone 3 (Sensitive Resource Management), Zone 4 (Natural Resource Conservation), Zone 5 (Economic Development), Zone 6 (Developed Recreation), and Zone 7 (Residential Access).

In addition to allocating TVA lands into land use zones, TVA proposes to incorporate Integrated Resource Management (IRM) planning by providing more detailed prescriptions for conserving, enhancing and integrating natural, cultural, visual, and recreation resources management on a reservoir-wide basis. IRM planning is proposed within the allocation zones for Project Operations, Sensitive Resource Management, Natural Resource Conservation, and Developed Recreation. This portion of planning would encompass the management or protection of public use and access, natural areas, forest health, exotic invasive species, nuisance wildlife, ecological diversity, water quality, scenic quality and uniqueness, archeological sites, historic structures and sites, and public outdoor recreation opportunities.

This EIS will tier from TVA's Final EIS, *An Assessment of Residential Shoreline Development Impacts in the Tennessee Valley*, which was issued in November 1998. TVA completed this EIS on possible alternatives for managing residential shoreline development throughout the Tennessee River Valley. In its May 24, 1999 Record of Decision, TVA decided to adopt the Blended Alternative identified in the Shoreline Management Initiative (SMI) EIS. Under the Blended Alternative, TVA sought to balance residential shoreline development, recreation use, and resource conservation needs in a way that maintains the quality of life and other important values provided by its reservoir system. Under this alternative, sensitive natural and cultural resource values of reservoir shorelines would be conserved under and retained by preparing a shoreline categorization for individual reservoirs; by voluntary donations of conservation easements over flowage easement or other shore land to protect scenic landscapes; and by adopting a "maintain and gain" public shoreline policy when considering requests for additional residential access rights.

In accordance with the TVA Shoreline Management Policy (SMP) which implements SMI, TVA categorized the residential shoreline of Watts Bar Reservoir based on resource data collected from field surveys. A resource inventory has been conducted for sensitive species and their potential habitats, archaeological resources, and wetlands along the residential shoreline of Watts Bar Reservoir.

Scoping Activities

The following scoping activities were undertaken to identify issues and define alternatives to be considered in the Watts Bar Reservoir Land Management Plan:

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| <u>February 16, 2004</u> | A Notice of Intent was published in the <i>Federal Register</i> alerting other agencies and concerned public of the EIS. |
| <u>April 18, 2004</u> | A Revised Notice of Intent was published in the <i>Federal Register</i> extending the scoping comment period to June 30, 2004. |
| <u>August 16, 2004</u> | An announcement of the September 28, 2004 Public Meeting and extension of the Public Comment period to October 8, 2004 was published in the <i>Federal Register</i> . The announcement also provided supplemental information regarding a preliminary proposal by Valley Land Corporation, for a 310 acre mixed use commercial/recreation development on TVA lands on Watts Bar Reservoir which could be included in the scope of the Land Plan EIS, if a formal proposal is submitted. |
| <u>September, 2004</u> | TVA Staff met with Stakeholder Groups and individuals in the Watts Bar Area. |
| <u>September 28, 2004</u> | A Public Scoping meeting was held at Roane State Community College in Kingston, Tennessee, attended by 142 people. |

October 8, 2004 The scoping comment period concluded with over 200 comments on the proposal.

Public notices were also published in regional and local newspapers in August, 2004. In addition, several newspaper articles were published during the comment period. From March 2004 through October 2004, public participation was sought to assist the Watts Bar Clinch Watershed Team in developing a land management plan and EIS to identify specific future uses for TVA managed lands around Watts Bar Reservoir. TVA hosted a public meeting during which information forms, writing material, and a stenographer were available for people to make comments. Over 1,000 information forms were mailed to interested people and were distributed at over 20 briefing sessions with Stakeholder groups. Information about the proposed Watts Bar Reservoir Land Management Plan and an interactive information form were available on the TVA web site. TVA received 95 individual letters or emails from 88 individuals, 126 information forms either mailed or directly input on the web site, and a petition with 183 signatures. In total, TVA received specific comments from 214 individuals or a total of 397 individuals including the petition.

Key Action Alternatives

TVA proposes to develop a reservoir land management plan to guide land-use approvals, private water use facility permitting, and resource management decisions on Watts Bar Reservoir. Under all of the action alternatives, the plans would identify land use zones in broad categories. Land currently committed to a specific use would be allocated to that current use unless there is an overriding need to change the use. Such commitments include transfers, leases, licenses, contracts, power lines, outstanding land rights, and TVA-developed recreation areas.

As a result of public comments, TVA has decided to develop two action alternatives; one is based on accommodating proposed economic and community development strategies, and the other is based on the conservation of natural resources to the exclusion of any new economic or community development. These alternatives would frame the environmental issues identified during scoping and provide baselines for the analysis of likely environmental impacts. Integrated Resource Management (IRM) of the natural resources on TVA lands would be an integral part of either alternative. The economic and residential development strategy would lead to private residences, commercial, natural resource, and/or industrial development (“mixed-use” development) of large tracts (500 acres or greater) of public land. The amount of land allocated for TVA Project Operations (Zone 2), Sensitive Resource Management (Zone 3), and Residential Access (Zone 7) would remain the same under all the alternatives.

TVA has not received a formal proposal from Valley Land Corporation, to use 237 acres of Meigs County Park and 73 acres of TVA project lands for mixed-use development. Therefore this proposal is not included within the current scope of this EIS. However these same properties are included as part of the larger Lowe’s Branch proposal and would be considered for mixed use as described in the Development and Recreation alternative below.

No Action Alternative - Under the No Action Alternative, TVA would continue to use the 1988 Plan to guide land use decisions on TVA public land surrounding Watts Bar Reservoir. Except for the already approved Lower Watts Bar Unit (LWBU), resource management activities would likely be limited to regulatory compliance and maintaining public health and safety.

The 1988 Plan documents actual and prospective uses indicated for the public land. Currently, proposed land use requests received from external applicants or internal

TVA organizations are evaluated for consistency with the 1988 Plan. Requested land uses that are consistent with the 1988 Plan can either be approved or denied based on a review of potential environmental impacts and other administrative considerations. If the request is not consistent with the designated land use, then formal TVA Board of Directors' approval, following necessary review, would be required to change the designated allocation.

Balanced Development and Recreation - Under this Alternative, TVA would update the 1988 Plan. The majority of land not previously allocated, along with parcels defined in the 1988 Plan and the LWBU plan would be placed into one of the seven land use zones that best fits the existing land use. TVA would promote economic development and recreation. Mixed-use development (land that could be used for a variety of uses, including residential, commercial/light industrial, and recreation) would be designed and implemented at the former Clinch River Breeder Reactor site (about 1,200 acres) and the Lowes's Branch site (1,200 to 1,700 acres). Further TVA would propose allocating 22 percent of the land on Watts Bar Reservoir to Natural Resource Conservation (Zone 4), 17 percent to Economic Development (Zone 5), and 10 percent to Developed Recreation (Zone 6). Also, under this Alternative, TVA would use IRM on suitable lands not allocated for economic development.

Balanced Conservation and Recreation - Under this Alternative, TVA would update the 1988 Plan. The majority of land not previously allocated, along with parcels defined in the 1988 Plan and the LWBU plan would be placed into one of the seven land use zones that best fits the existing land use designation. TVA would promote conservation of natural resources and informal recreation by allocating about 40 percent of the land on Watts Bar Reservoir to Natural Resource Conservation (Zone 4), 8 percent of the land to Developed Recreation (Zone 6), and one percent of the land to Economic Development (Zone 5). IRM would be used to plan management activities on suitable TVA land in Zones 2, 3, 4, and 6 around Watts Bar Reservoir. This alternative would promote conservation of natural resources.

Significant Environmental Issues to Be Addressed in Detail

The majority of the public response to the NOI focused on the use of public lands for private residential and commercial development and the associated environmental impacts that could occur. Many comments were received expressing concerns about the importance of water quality, of terrestrial and aquatic ecology, and questioning the economic need of the proposal given the success of similar past projects. There were also many comments about TVA's management of public lands, the planning for the management and use of public lands, and the potential results of TVA's management and planning.

The public responses in support of the increasing economic and community development described the potential to have a positive impact to the area economy. Commenters cited increases in the local economy, land values, jobs, and taxes available for local government as positive results.

Opposing commenters stated that TVA should keep all land public and not develop it. Commenters were concerned that other public lands similarly designated would also be made available for development. Commenters stated that selling the land is contrary to public opinion, and would increase public distrust of TVA because it would also be contrary to past TVA decisions not to develop this public land.

Much public response focused on philosophical opposition to private residential and commercial development and use of public lands and the associated impacts that would occur. From all the comments provided, six predominant themes or general issues were identified: Natural Resources, Loss of Public Lands, Residential/Commercial Developments, Land Use Policy and Planning, Recreation Resources, and Proposals (i.e., Development of Lowe’s Branch, and the former Clinch River Breeder Reactor Site). Of these, most comments were concerned with Loss of Public Lands, Natural Resources, Residential Commercial Developments, and Proposals.

Recreation - The majority of the comments on recreation focused on watercraft use, campgrounds and trails, and TVA recreation policies (e.g., marina placement, recreational opportunities, limiting commercial recreation). Commenters on watercraft use were concerned about noise and safety. They asked for speed limits, boater education, and enforcement of laws. Commenters on Campgrounds and Trails asked for better maintenance and management of trails and campgrounds, more primitive camping areas in several areas, and the reopening the Rhea Springs Campground.

Loss of Public Lands - Several stakeholder groups, Tennessee Conservation League (TCL), Tennessee Ornithological Society (TOS), Ducks Unlimited, and the Wildlife Society, as well as over 20 other commenters opposed the loss of TVA public lands. They stated that the idea of using public land to create economy is obsolete and unneeded and that the environmental and social uses of undeveloped land were of greater value.

Natural Resources - Comments received about natural resources included Air Quality, Wildlife (Terrestrial and Aquatic Ecology), Water Quality, Litter and Debris, Navigation, Shoreline Stabilization, Threatened and Endangered Species, Wetlands, Cultural Resources, and Aesthetics. In particular, the U.S Fish and Wildlife Service (USFWS) and Tennessee Department of Environment and Conservation (TDEC) identified sensitive species found in the Watts Bar area and provided suggestions for their management. Many respondents also expressed concern for the preservation of natural resources (e.g., natural areas, wildlife habitat, and wetlands) and the ways in which these resources may be compromised by increased development.

Residential/Commercial Development and Socio-economics - Comments from local city and county government organizations (e.g., Chambers of Commerce) and developers encouraged the use of key parcels of TVA land for residential and commercial development. They cited the opportunity to create jobs, commerce, increase tax bases, and infrastructure as important to their communities and the need for a new ‘Mixed Use’ TVA land zone utilizing any possible combination of allocation zones within a land parcel. However, several respondents on this issue commented on the need to limit or stop industrial, commercial and residential development on Watts Bar Reservoir, expressing a concern for the destruction of natural surroundings due to continued development. They felt that the loss of undeveloped natural land would decrease the socio-economic value of the area.

Land Use Policy and Planning - Some commenters said TVA should continue good management practices and adopt a comprehensive long-term flexible plan. They also stated that Zone 3 and 4 parcels are important, that contiguous undeveloped shoreline should not be developed, that TVA should provide adequate funds and personnel to enforce their policies, and that property owners controlled too much shoreline. They also identified alleged inconsistencies in the treatment of large development versus small land owners. Some stated that TVA should transfer the property to other federal agencies if

TVA can't manage it. Many respondents expressed either support or opposition to the further proposed developments, particularly at the Lowe's Branch Area and the former Clinch River Breeder Reactor site.

Allocation Proposals - TVA received comments which either confirmed or requested changes for use allocations regarding 43 specific parcels of land around Watts Bar Reservoir. Requests to keep or change allocation to Zone 4 were most frequent by individuals, stakeholder groups including a petition. Local city and county governments requested large local tracts of TVA land to support commercial, residential, or recreation development. Specifically, the majority of the comments were concerned with the use allocation of parcels consisting of the former Clinch River Breeder Reactor Site and the Lowe's Branch site near Watts Bar Dam, with respondents expressing either support or opposition to the proposed developments. In general, opponents expressed concern that it would reduce wildlife and outdoor recreation opportunities in the area. Proponents of the proposed land exchange expressed that it would result in an increase in commerce and jobs for the area. Specific comments on the two sites are summarized below.

Former Clinch River Breeder Reactor Site: Respondents commented on a range of proposals for use of the land ranging from development to preservation. The City of Oak Ridge suggested the site should be developed, is a great opportunity for the area, and should be designated for mixed use. Advocates for the Oak Ridge Reservation (AORR) and Tennessee Citizens for Wilderness Planning (TWCP) provided a development plan recognizing previous disturbances and using TVA's existing land use zones. The Oak Ridge Convention and Visitors Bureau asked for the site to be leased (or control given) to the City of Oak Ridge to use for the Archery Shooters Association Tennessee Pro/Am Event for at least the next 5-years. Other commenters stated the site should not be developed and be left as a public wildlife management area.

Lowe's Branch Site: Rhea and Meigs County officials commented that development of the Lowe's Branch Area would be economically beneficial for Meigs and Rhea County, and that a 'Mixed Use' allocation zone could change the economic condition of the area. Conversely, a petition from the Friends of Watts Bar Lake, AORR, Tennessee Wildlife Resources Agency (TWRA), TCWP, TOS, and almost 40 individuals commented that the area was one of a few left for primitive recreation and should be allocated for Zone 4 and not be developed. Lastly, TWRA commented that the area is used heavily for hunting and other types of outdoor recreation and it should be transferred to TWRA.

Issues and Resources to be Addressed

Based on analysis of the scoping activities, TVA has identified the following resources and issues which would be affected by implementing a new Watts Bar Reservoir Land Management Plan. For each resource, the potential direct and indirect effects of each alternative will be analyzed and disclosed. In addition, other activities (existing and proposed) that may affect resources of concern for Watts Bar Reservoir Land Management Plan will be identified, and the potential effect of these activities on Watts Bar Reservoir resources and trends in the resources would be assessed. The major resources categories that will be considered in the EIS are listed below.

Aesthetics and Visual Resources - The aesthetic setting of the reservoir would be characterized and scenic and distinctive areas frequently seen by reservoir users and adjacent reservoir residents would be identified. Those areas and parcels of TVA land having excellent and distinct visual qualities would be identified. The effect of each alternative on the natural beauty of the shoreline would be evaluated.

Cultural Resources - Archaeological and historic resources in the Watts Bar Reservoir area would be characterized, and known National Register sites discussed. Parcels proposed for allocations that may affect cultural resources would be surveyed to determine the presence of any resources eligible for inclusion on the National Register of Historic Places. In addition, cultural resources along the shoreline would be identified as part of the shoreline categorization effort (required by TVA's Shoreline Management Policy (SMP)). The potential effects of each alternative on historic and archaeological resources would be evaluated. The proposed reservoir land management plan would be reviewed by the Tennessee State Historic Preservation Officer (SHPO).

Endangered and Threatened Species - State or federally listed threatened and endangered plants and animals, known to exist in the vicinity of Watts Bar Reservoir, will be identified. In addition, parcels proposed for allocations that may provide endangered species habitat will be surveyed to determine if any populations exist. Endangered, threatened, and rare species found along the shoreline will be identified as part of the shoreline categorization effort (required by SMP). The effects of each alternative on endangered, threatened, and rare species in need of management would be evaluated. The proposed land plan would be reviewed by the USFWS.

Terrestrial Ecology - Ecosystems and broad natural community types found adjacent to Watts Bar Reservoir will be characterized and described. Significant natural features, including rare species habitat, important wildlife habitat, or locally uncommon natural community types will be identified. The effects of each alternative on terrestrial ecosystems in the vicinity of Watts Bar Reservoir will be evaluated.

Wetlands and Floodplains - Wetlands and floodplains found on TVA land and along the reservoir shoreline will be identified as part of the shoreline categorization effort (required by SMP). The functions provided by these wetlands will be identified. The effects of each alternative on wetlands and floodplains in the vicinity of Watts Bar Reservoir will be evaluated.

Recreation - Current recreation facilities available to meet public recreation needs will be identified, as well as, those lands that are important for consumptive and non-consumptive wildlife-oriented recreation. The effects of each alternative on recreation opportunities in the vicinity of Watts Bar Reservoir will be evaluated.

Water Quality and Shoreline - Current water quality status and activities in the hydrologic units affecting water quality will be identified. These include: surface water, litter and debris control, and activities that are causing shoreline erosion as well as agricultural, municipal, and industrial activities. Overall aquatic ecological conditions will be identified. The extent to which each alternative may affect water quality and trends in reservoir water quality will be analyzed.

Aquatic Ecology - Aquatic biological resources found in Watts Bar Reservoir and its vicinity will be characterized. The Shoreline Aquatic Habitat Index for Watts Bar Reservoir will be calculated and compared to other reservoirs of similar physical characteristics. The effects of each alternative on aquatic habitat will be analyzed.

Socioeconomic - The current population, labor force, employment statistics, income, and property values for the Watts Bar region will be identified. Industrial sites and commercial and residential development near the reservoir will also be identified. The potential impacts of mixed use (a combination of residential, recreation, commercial, and light industrial development) would be analyzed for two sites. Current communities in the area

of Watts Bar Reservoir will be identified, including those with minorities and low-income components.

Navigation - Current boat traffic on the reservoir will be reviewed. The effect of each alternative on recreational boat traffic and commercial navigation will be analyzed.

Prime Farmland - Prime farmland in the vicinity of Watts Bar Reservoir will be identified. The amount of prime farmland that could be converted to urban or industrial development in the vicinity as a result of implementation of the alternatives will be analyzed.

Land Use - The implications of TVA land use planning and policies will be identified and discussed, including the importance of contiguous undeveloped shoreline, enforcement of TVA policies, loss of public lands, and the affect on adjoining land use and backlying land.

Natural Areas - Special and unique natural areas in the vicinity of Watts Bar Reservoir will be identified. Impacts of the proposed alternatives to the natural areas will be discussed.

Probable Non-Significant Environmental Issues

Potential impacts to resources listed below were identified in scoping. At this time, impacts to these resources are not likely to be important issues. Therefore, TVA plans to mention them but does not plan to discuss them in detail in the EIS. However, if TVA finds that any alternative would result in significant changes to these resources, the changes will be discussed in detail in the EIS.

- air quality
- noise

Lead and Cooperating Agencies

TVA will be the lead Federal agency for this environmental review. The U. S. Department of Energy (USDOE) will be invited to be a cooperating agency because of its similar role with management of public land on Watts Bar Reservoir under its jurisdiction and its proximity to potential development areas. No other agencies were identified as potential cooperating agencies for the purposes of environmental review.

Related Environmental Documents

Watts Bar Reservoir Land Management Plan (TVA, 1988)

In August 1988, the TVA Board of Directors approved a land management plan to guide TVA resource management and property administration decisions on 10,405 acres of TVA land on Watts Bar Reservoir. A multidisciplinary TVA team undertook a detailed planning process that resulted in the land use designation in the plan. Both public input and information from TVA specialists were analyzed in making land use decisions. It was determined that Watts Bar Reservoir supported 19 land use allocations. The 207 tracts of land on Watts Bar reservoir were allocated for one or more of these 19 uses.

Record of Decision for the Lower Watts Bar Reservoir (USDOE, 1995)

The Record of Decision for Lower Watts Bar Reservoir was prepared by the USDOE in accordance with the requirements under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) to present the remedy which addresses the contamination of the Watts Bar Reservoir Area by past USDOE operations. Remediation includes the continuance of institutional controls and long-term monitoring of water, sediment, and fish. Institutional controls are implemented primarily by the Watts Bar Working Group (WBWG), created in 1991, of which TVA is a signatory member along with

the Environmental Protection Agency (EPA), TDEC, the US Army Corps of Engineers (USACE), and the USDOE. The WBWG implements a notification and screening methodology for member agency actions which may be impacted by the contaminants, whereby USDOE can then identify contaminants and provide appropriate remediation.

Proposed Sale of TVA Tract No. XWBR-688IE (Parcels 1 and 2) on Watts Bar Reservoir to Scientific Ecology Group, Inc. and Approval of Operations of Additional Facilities and Modifications to Existing Facilities, Environmental Assessment (TVA, 1995).

TVA assessed the environmental impacts associated with alternatives derived from a request by Scientific Ecology Group, Inc. (SEG) to purchase TVA tract XWBR-688IE. SEG had been using this land under a lease agreement with TVA. In addition SEG requested approval to build and operate additional waste management facilities and modify the operation of existing facilities. The preferred alternative allowed the sale and operation changes with commitments by SEG to reduce impacts to water quality, and expand and maintain the TVA Grassy Creek Habitat Protection Area onto adjacent portions of Parcels 1 and 2.

Shoreline Management Initiative (SMI): An Assessment of Residential Shoreline Development Impacts in the Tennessee Valley (TVA, 1998).

TVA completed an EIS on possible alternatives for managing residential shoreline development throughout the Tennessee River Valley. Under the alternative selected, sensitive natural and cultural resource values of reservoir shorelines would be conserved and retained by preparing a shoreline categorization for individual reservoirs; by voluntary donations of conservation easements over flowage easement or other shore land to protect scenic landscapes; and by adopting a “maintain and gain” public shoreline policy when considering requests for additional residential access rights. The Watts Bar Integrated Reservoir Land Management Plan EIS will tier from the Final SMI EIS.

Sale of Boeing Land, Environmental Assessment (USDOE, 2000)

USDOE prepared this EA to evaluate the impacts of selling a narrow strip of former TVA land on the Clinch River to a private developer. Sale of this property would reduced the amount of non-TVA owned publicly owned shoreline and changed it to shoreline available for residential access.

Final Supplemental Environmental Impact Statement: Kingston Fossil Plant Alternative Coal Receiving Systems (TVA, 1999)

In a Record of Decision dated March 10, 1997, TVA decided to implement an alternative from the 1997 Final Environmental Impact Statement on Kingston Fossil Plant (KIF) Alternative Coal Receiving system which would reduce coal transportation costs by the construction of a new railroad spur from Harriman, Tennessee to KIF. This alternative would cross the Emory River and several streams and impact the Swan Pond area of Roane County including both private and TVA lands. Prior to implementation and construction of the alternative, TVA decided to implement another proposal providing railroad service to KIF using existing facilities. However, TVA plans to retain the property purchased before cancellation of the railroad spur.

Environmental Assessment, Agricultural Lands Licensing for 1999 through 2003 Crop Years; Fontana, Fort Loudoun, Melton Hill, Tellico and Watts Bar Reservoirs (TVA, 1999)

TVA evaluated the potential environmental impacts associated with licensing 74 tracts of TVA land totaling over 1,200 acres to individuals for agricultural use on lands around five TVA reservoirs in east Tennessee and North Carolina. Thirty-four of these tracts totaling 335 acres are on Watts Bar Reservoir, and are part of the TVA lands under consideration in the proposed plan. TVA is currently reassessing the continued licensing of these tracts.

Lower Watts Bar Management Unit Watts Bar Reservoir, Resource Management Plan and Environmental Assessment (TVA, 2000).

TVA completed an EA on possible alternatives for determining the scope and intensity of TVA's resource management activities for the Lower Watts Bar Management Unit (LWBU) and implementing a management plan for the LWBU. The 3,481-acre LWBU is a major component of the TVA land expected to be available for planning on the Watts Bar Reservoir. The LWBU plan will be incorporated into the Watt Bar Integrated Resource Management Plan and modified as appropriate.

Proposed Land Use Allocation Change and Request for a Commercial Recreation License and Section 26a Approval for Whitestone Country Inn, Environmental Assessment (TVA, 2001)

TVA reviewed the environmental impacts associated with the approval of a request by Whitestone County Inn to change the land use allocation from Wildlife and Forest Management, and historic preservation to Commercial recreation; issue approval under section 26a; and issue a commercial recreation license for a 6 boat slip marina for 0.76 acres of TVA land. Included in the approval conditions is the transfer of 11.47 acres of lakefront and shoreline property to TVA to replace resources degraded by the operation.

Modernization of Turbines at Watts Bar Hydro Plant, Rhea County, Tennessee; Environmental Assessment (TVA, 2001)

The environmental impacts attributed to the proposed modernization of the electric generating turbines at the Watts Bar Dam and Hydro Plant were reviewed. Commitments of the action alternative include the stabilization of shoreline on TVA land considered by the current planning process.

Proposed Issuance of Regulations Under Section 26a of the TVA Act for Non-navigable Houseboats, Storage Tanks, Marina Sewage Pump-Out Stations, Wastewater Outfalls and Septic Systems, and Development within Flood Control Storage Zones, Environmental Assessment (TVA, 2001)

TVA completed an EA for its issuance of regulations for non-navigable houseboats, storage tanks, marina sewage pump-out stations, wastewater outfalls, septic systems, and development within flood control storage zones of TVA reservoirs. The complete update of the 1971 Section 26a regulations, incorporating the standards for residential development in the SMI EIS and the miscellaneous updates above, became final on September 8, 2003. These regulations comprehensively updated the TVA requirements for development along the shoreline of TVA reservoirs, including Watts Bar. The regulations for marina sewage pump-out stations and holding tanks, fuel storage tanks and handling facilities, and development within the flood control storage zones were new.

Commercial Recreation License and Marina Expansion for Blue Springs Marina, Roane County Tennessee, Environmental Assessment (TVA, 2002)

TVA identified the environmental impacts associated with approving and issuing a license for a request by Blue Springs Marina to expand and operate its marina on Watts Bar Reservoir. The proposal includes the addition of 104 boat slips and improvements to private property, the use of TVA land, and the modifications of the adjacent TWRA boat ramp facility.

Other Environmental Review and Consultation Requirements

Other environmental and permitting agencies, including the EPA, U.S. Army Corps of Engineers, USFWS, U. S. Geological Survey (USGS), USDOE, TDEC, Tennessee SHPO, and TWRA will be sent a copy of the Draft EIS for review.

Delegation of Work Assignments

River System Operations & Environment, Environmental Policy and Planning will have primary responsibility for management of the EIS process and assembly of the Draft EIS, in consultation with Resource Stewardship and the Office of General Counsel. Other TVA groups, including Environmental Research & Technical Services, River Operations, Economic Development, Facilities & Realty Management, and Fossil Power Group, may contribute to the analysis.

Interdisciplinary Team (IDT)

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Jason M. Mitchell, RS, Knoxville	Natural Areas
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Donna Norton, RS, Lenoir City	Land Use
Robert Oswald, FM, Watts Bar	TVA Facilities
Denny Painter, ED, Nashville	Economic Development/Industrial
Chett Peebles, RS, Knoxville.....	Visual Resources
Ralph Perhac, ED, Nashville	Social Economic Resources
Kim Pilarski, RS, Knoxville	Wetland Resources
Edwin Scott, RS, Knoxville	Aquatic Ecology
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Charles Tichy, RS, Knoxville	Historic Resources
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Watts Bar Reservoir Land Management Plan

Summary of Public Participation

Tennessee Valley Authority

November 2004

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Overview

From March, 2004, through October, 2004, public participation was sought to assist the Watts Bar Clinch Watershed Team in developing a land management plan to identify specific future uses for TVA-managed lands around Watts Bar Reservoir. To gather public input regarding TVA public land, TVA hosted a separate public meeting. A total of 142 participants attended the public meeting in Harriman, Tennessee. TVA received 95 individual letters or e-mails from 88 individuals, 126 information forms either mailed or directly input on the web site, and a petition with 183 signatures. Altogether specific comments were received from 214 individuals (or a total of 397 including the petition). This summary includes the potential environmental issues and comment themes gleaned from all the public comments received during the scoping process.

Public Notification and Comment Opportunities:

Notification of TVA's intent to prepare an Environmental Impact Statement, requests for comments, and the public meeting announcement appeared in the Federal Register on February, April and August, 2004. Public notices appeared in regional and local newspapers in August, 2004. In addition, there were several newspaper articles appeared during the comment period.

During the public meeting, TVA personnel were available to answer questions and discuss land use allocations. Information forms, writing materials, and a stenographer were available at the meeting. Over 1,000 information forms were mailed to interested people, and information forms were distributed at over 20 briefing sessions with stakeholder groups. Comments were transcribed *verbatim* for analysis. In addition, information about the proposed Watts Bar Plan and an interactive information form were available on the TVA web site.

Additional Public Input:

In addition to the public meeting, TVA advertised public participation opportunities through local newspapers, paid ads, individual letters, and a Notice of Intent published in the *Federal Register* encouraging individuals to submit comments regarding the Watts Bar Reservoir Land Management Plan. TVA received comments via phone-calls, e-mails and letters.

Analysis:

Using qualitative methodology, all public comments were compiled and analyzed to identify the range of issues and concerns that should be considered as part of the public scoping process. Each comment was categorized by its major issue, and comments were sorted into themes. Information form results were computed using quantitative software.

Summary

Overall Public Comment Themes:

Six predominant themes or general issues were identified from all the comments provided. These included the following: Natural Resources, Loss of Public Lands, Residential/Commercial Developments and Socio-economic Issues, Land Use Policy and Planning, Recreation Resources, and Proposals (*i.e.*, Development of Lowe's Branch, and the Clinch River Breeder Site). Of these, most comments concerned Natural Resources, Loss of Public Lands, Residential Commercial Developments, and Proposals.

Summary of Predominant Themes:

Natural Resources

Natural resources related comments were received concerning Air Quality, Wildlife, Water Quality, Litter and Debris, Navigation, Shoreline Stabilization, Threatened and Endangered Species, Wetlands, Cultural Resources, and Aesthetics. In particular, the U.S. Fish and Wildlife Service (FWS) and the Tennessee Department of Environment and Conservation (TDEC) identified sensitive species found in the Watts Bar area and provided suggestions for their management. Many respondents also expressed concern for the preservation of natural resources (*e.g.*, natural areas, wildlife habitat, and wetlands) and the ways in which these resources may be compromised by increased development.

Loss of Public Lands

Several stakeholder groups, specifically, the Tennessee Conservation League (TCL), Tennessee Ornithological Society (TOS), Ducks Unlimited (DU), and The Wildlife Society (TWS) as well as over 20 other commenters opposed the loss of TVA public lands. They cited that idea of using public land to stimulate the economy is obsolete and unneeded and that the environmental and social uses of undeveloped land were of greater value.

Residential/Commercial Development and Socio-economics

Comments from local city and county government organizations (*e.g.*, Chambers of Commerce) and developers encouraged the use of key parcels of TVA land for residential and commercial development. They cited the opportunity to create jobs, boost commerce, increase tax bases, and improve infrastructure as important to their communities. Some stated the need for a new TVA land zone utilizing any possible combination of allocation zones within a land parcel or 'Mixed Use.' However, most respondents on this issue commented on the need to limit or stop industrial, commercial and residential development on Watts Bar Reservoir. These expressed a concern about the potential destruction of natural surroundings due to continued development, and that the loss of undeveloped natural land would decrease the socio-economic value of the area.

Land Use Policy and Planning

Commenters said TVA should continue good management practices and adapt a comprehensive, long term, flexible plan. Some comments stated that Zone 3 and 4 parcels are important, and that contiguous undeveloped shoreline should not be developed. The point was made that TVA should provide adequate funds and personnel

to enforce its policies and that property owners controlled too much shoreline. Other comments identified inconsistencies in the treatment of large development versus small land owners by TVA. Some comments stated that TVA should transfer the property to other federal agencies if TVA can't manage it. Many respondents expressed either support or opposition to the development of the Lowe's Branch Area and the former Breeder Reactor site. Opponents expressed concern that it would reduce wildlife and outdoor recreation opportunities in the area. Proponents of the land exchange expressed that it would result in increased commerce and additional jobs for the area.

Recreation

The majority of the comments on recreation focused on watercraft use, campgrounds and trails, and TVA recreation policies (e.g., marina placement, recreational opportunities, limiting commercial recreation). Commenters on watercraft use were concerned about noise and safety. They asked for speed limits, boater education and enforcement of laws. Commenters on Campgrounds and Trails asked for better maintenance and management of trails and campgrounds, more primitive camping areas, and reopening the Rhea Springs Campground.

Summary of Public Comments by Parcel:

TVA received comments which either confirmed or requested changes for use allocations regarding 43 specific parcels of land around Watts Bar Reservoir. Requests to keep or change allocation to Zone 4 were most frequent by individuals, stakeholder groups and a petition. Local city and county governments requested large local tracts of TVA land to support commercial, residential, or recreation development. Specifically, the majority of the comments were concerned with the parcels consisting of the former Clinch River Breeder Reactor site and the Lowe's Branch site near Watts Bar Dam.

Former Breeder Reactor Site

Respondents commented on a range of proposals from development to preservation. The City of Oak Ridge suggested that the site should be developed and that the site is a great opportunity for the area and should be designated for mixed use. Advocates for the Oak Ridge Reservation (AORR) and the Tennessee Citizens for Wilderness Planning (TCWP) provided a moderate development plan recognizing previous disturbances and using TVA's existing zones. The Oak Ridge Convention and Visitors Bureau asked for site to be leased (or that control be given) to the City of Oak Ridge to use for the Archery Shooters Association Tennessee Pro/Am Event for at least the next 5-years. Other commenters stated the site should not be developed and should be left as a wildlife management area and used for public hunting.

Lowe's Branch Site

Rhea and Meigs Counties commented that development of the Lowe's Branch Area would be good economically for Meigs and Rhea County and that a 'Mixed Use' allocation zone could change the economic condition of the area. Conversely, the a petition from the Friends of Watts Bar Lake, AORR, the Tennessee Wildlife Resources Agency (TWRA), TCWP, TOS, and almost 40 individuals commented that the area was one of a few left for primitive recreation and should not be developed but be allocated Zone 4. Lastly, TWRA commented that the area is heavily used for hunting and other types of outdoor recreation and should be transferred to TWRA.

Summary of Questionnaire Results

Respondents were asked to select and rank order three activities that were most important to them when using Watts Bar Reservoir. Results are presented in Table 1.

Pleasure boating (45 percent chose this as one of their first three most important activities), viewing scenery (44 percent chose this as one of their first three most important activities) and fishing from a boat (33 percent chose this as one of their first three most important activities) were the most popular activities chosen. Few respondents (2 percent for each activity) chose golfing, jet skiing and horseback riding as their top three important activities.

Part I: Public Comments Identified By Issue

Abbreviations for Government Agencies and Stakeholder Groups

AORR	Advocates for the Oak Ridge Reservation
DU	Ducks Unlimited
FWS	Fish and Wildlife Service
NNSA	National Nuclear Security Administration
NRCS	Natural Resource Conservation Service
ORCC	Oak Ridge Chamber of Commerce
SHPO	State Historical Preservation Officer
TCL	Tennessee Conservation League
TCWP	Tennessee Citizens for Wilderness Planning
TDEC	Tennessee Division of Environment and Conservation
TCWN	Tennessee Clean Water Network
TOS	Tennessee Ornithological Society
TWRA	Tennessee Wildlife Resources Agency

General Comments - Comments about non-environmental issues or non-specific comments.
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Comments	Source
Received the form on Oct. 7, only one day allotted to fill out and return this is not adequate time to get meaningful input.	Individual
We are concerned that the TVA Board will ignore this scoping and management planning process for Watts Bar and other reservoirs and do whatever they want regardless of what the public thinks.	TCL, and an Individual
TVA needs federal funding back so that it can afford to address environmental issues and a better job of managing our property.	Individual
TVA should promote citizen involvement in TVA water and land management through media sources.	Individual
There is not enough law enforcement on Watts Bar Lake.	Individual

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Examination of the source of this action (i.e. political pressure for development) causing re-examination of currently designated land uses for certain parcels suggests that this assessment has been prompted by special interest i.e. developmental) groups.

Individual

Please submit the draft Environmental Impact Statement to us for review and comment when it is ready.

SHPO, FWS, and an Individual

Where do I get a copy of the plan?

Individuals (4)

This plan obviously represents a lot of work and thought. I support the concept but I would only have a concern about how easily someone could apply and get a variance.

Individual

TVA management must commit to follow through with the plans and results of the NEPA process and EIS, and present a range of alternatives.

TOS

We have concerns about water level management by the River Operation System.

Individuals (3)

TVA should maintain a proactive staff to seek ways to influence public opinion about environmentalists' so-called "natural" environments.

Individuals (2)

Natural Resources Issues- Comments about potential impacts on natural resources (air quality, water quality, plants, animals, aesthetics, etc.)

Comments	Source
Environmentalists generally want the “natural” environment on someone else’s property, not their own. A “natural” environment needs to be realistically defined in terms of today’s world.	Individual
The Natural Resource Conservation Zones should not be developed.	Individuals (2)
Fragmentation of land parcels due to proposed land use allocations and the resulting ecosystem effects should be studied.	Individual
We need more areas to be left wild and undeveloped along the shoreline. There is already too much development at Watts Bar. It has the potential to be one of the few lakes that looks primitive and wild. Lots of animals and birds use this area.	Individual
Reforestation should be considered, removing dead pine trees and replacing them.	Individual
There should be more beneficial habitat for rare species, especially BOBWHITE QUAIL.	Individual
I would like to see my land on Watts Bar be designated natural resource conservation. I feel this is very critical to the future of Watts Bar Lake. As private lands continue to be developed cleared and built on. I feel it's TVA public duty to preserve and protect a natural land buffer for wildlife, lake health, recreation users, and hunting purposes.	Individual
Maintaining and protecting unbroken forest tracts, caves, wetlands and riparian zones, especially along reservoir tributaries should be a priority.	TOS
If developers can recognize more value in leaving trees than in removing them they would do so.	Individual
There should be more native grass plantings on TVA land.	Individual
We support TVA and the services it offers to our area, however my family hopes you will consider keeping these natural areas available to the public.	Individual
Include areas for research and native grass demonstrations.	NRCS
The continued increase in development around Watts Bar makes the existing wildlife habitat even more important.	TWRA and DU
Increase and preserve environmentally sensitive and resource management areas.	Individuals (4)

Air Quality

Comments	Source
Loudon, Meigs, Rhea, and Roane Counties are currently in attainment for all air quality Standards in accordance with TDEC, Division of Air Pollution Control Chapter 1200-3-3 Ambient Air Quality Standards.	TDEC
"Quantitative" comparison of short- and long-term potential impacts to air quality from existing versus proposed development should be studied.	Individual

Wildlife - Terrestrial and Aquatic, Plants and Animals

Comments	Source
TVA needs to manage the forest lands and the wildlife on them. This is a great benefit to society, ecosystem, and expected of TVA.	Individual
We are also very concerned about the loss of natural habitat brought about by expanded population of homes being built on the lake.	Individual
Invasive plant removal should be a priority. This includes eradication of kudzu, Virginia creeper, wild roses, tree-of-heaven, privet, autumn olive, air potato, and oriental bittersweet. As an adjacent land owner we'd be happy to work with TVA towards this goal.	Individuals (5)
Secure funding and partners (Boy Scouts, TWRA) to protect native species, remove exotic, invasive, and repair riparian corridor of our wonderful river.	Individual
Introduction of any species along TVA shores, whether creatures of the air or ground, introduces that species to private property. Many species can be destructive to private property owners.	Individual
Concern for wildlife habitat... Watts Bar is one of the few TVA lakes with unspoiled shoreline and adequate wildlife & endangered species habitat.	Individual
Bald Eagle habitat is and important issue. We do not need to disturb the natural habitat of Bald Eagles. Continue the Osprey program and introduce Eagles.	Individuals (3)
We are starting to see more wildlife coming into our area. We have provided a safe haven to many endangered species example, the Eagles are slowly appearing on a regular basis.	Individual
The areas adjacent to Watts Bar Lake containing the two known caves with bat colonies should be considered for designation that will ensure their protection.	F&WS
Habitat for resident and migrating birds has been dwindling for many years. If future generations are going to enjoy nature's greatness, we must provide habitat for these creatures now.	Individual
Fish spawn and water level fluctuation needs to be studied and controlled so spawns and hatches take place.	Individual
I would like to see the wildlife sanctuary areas to remain unchanged.	Individual
Increase areas for wildlife habitat.	NRCS, and DU
It is difficult to separate beneficial wildlife from destructive wildlife. Wildlife on TVA land migrate to private land and destroy privately cultured trees.	Individual

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The TVA public reservoir lands are like individual state parks and wildlife management areas - - dispersed recreational/wildlife opportunities scattered among seven states. TCL

Please assure that a contiguous wilderness corridor remains in tact for migrating birds and other animals that need the forest for survival. Individual

Water Quality

Comments	Source
TVA should maintain a proactive staff to seek ways to influence public opinion about water quality, and thereby enlist the efforts of the public.	Individual
"Quantitative" comparison of short- and long-term potential impacts to reservoir water quality from existing versus proposed development should be studied.	Individual
TVA should protect and improve water quality.	AORR and Individuals (7)
Watts Bar should be a made a non-dumping lake.	Individuals (2)
Provide cleaner water by encouraging everyone to take home their garbage.	Individual
Keep industry that would cause ANY water pollution off/away from the water. Dumping of waste of any kind must be stopped and heavy fines imposed on those that do both personal and business.	Individual
Protecting native species on the widest possible buffer will save cities and towns money on water treatment in the future.	TCWP and Individuals (3)
Prevent the dumping of waste and sewage from the commercial boats (tows), pleasure boats, residences, and communities into the reservoir, this impacts water quality. The laws should be enforced.	Individuals (7)
There are potential acute and chronic water quality impacts from increased boating traffic (e.g. hydrocarbon and other releases from boats, shoreline erosion and sedimentation that stems from boating).	Individual
TVA should use its influence to pressure business and industrial operations along the streams and lakes to improve water quality.	Individual
We need more pumping stations for waste disposal.	Individual
Sediment is the #1 pollutant in the State. Planning should seek to reduce sediment pollution by maintaining parcels as wildlands as much as possible.	Individual
Industrial facilities requiring dredging of the lake so barges can better access their facilities will disturb the contaminants from Oak Ridge that is now resting on the bottom of Watts Bar Lake.	Individual

Correction of inadequate community sewage systems, which often overflow sewage to lakes, will not be funded by those communities unless public pressure is brought to bear. Individual

Increased lake recreational usage will result in greater water pollution. Individual

Improperly controlled runoff from large property development can result in the reduction water quality. Individual

Litter and Debris

Comments	Source
Litter control is an issue, TVA should help prevent and remove trash and debris in the lake and on the shoreline.	Keep Roane Beautiful, and Individuals (6)
People caught littering around the lake should be cited. Officers won't cite them unless they are eyewitness.	Keep Roane Beautiful
We need to clean up this beautiful natural resource before it is too late.	Individual
TVA should provide a public relations campaign or publicly denounce public policies that introduce trash and garbage to the Reservoir.	Individuals (2)
If TVA restricts use from public in "Natural Areas" TVA should be responsible for stabilizing and cleaning up. We are doing this for TVA now. Currently a dock with gas grill has floated in to the back of this cove area. What do we do? We want to protect springs and water sources in the cove. Offer access in some forms for less development of bluff area or designated more "remote" areas for reserves/natural conservation. This area will not succeed as a natural habitat---too narrow.	Individual
A junkyard exists on TVA property on Buzzard Roost Road and should be removed.	Individual

Navigation

Comments	Source
Keep navigation in consideration at all times. East TN can greatly expand with commercial use on the waterways with the addition of a 600' lock at Chattanooga.	Individual

Shoreline Stabilization

Comments	Source
Increased lake recreational usage with larger greater powered boats, and wave runners cause larger wakes with larger wave action will increase bank erosion.	Individuals (3)
More shoreline stabilization is needed.	Individuals (2)

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Changes in Lake level goals will make shoreline erosion worse.	Individual
Tree coverage on shorelines [the more tree covered shoreline that can be preserved, the better Watts Bar will be in the long run for the public and private interests]	Individual
Shoreline stabilization is very important for the Harriman Riverfront Park on the Emory River.	Individual
There should be better containment of runoff into the lake from construction near the lake.	Individual
Shoreline erosion is and important issue on Watts Bar Reservoir.	Individuals (3)
I would like to see action taken to stop erosion of the shoreline areas, especially the small islands where birds congregate.	Individuals (2)
We recommend that the management plan contain provisions that will permit development of docks and other recreational facilities such that shoreline erosion is avoided or minimized and that retains maximum forested buffers between the shoreline and developments.	FWS

Threatened and Endangered Species

Comments	Source
TVA should not be involved with endangered species except where dictated by law.	Individual
Endangered species collection records available to us indicate that the following federally listed endangered and threatened species may occur in the action area: Gray Bat – <i>Myotis grisescens</i> [E], Bald Eagle – <i>Haliaeetus leucocephalus</i> [T], Snail Darter – <i>Percina tanasi</i> [T], Orangefoot Pimpleback – <i>Plethobasus cooperianus</i> [E], Pink Mucket Pearlymussel – <i>Lampsilis abrupta</i> [E], Dromedary Pearlymussel – <i>Dromus dromas</i> [E], Anthony’s Riversnail – <i>Athearnia anthonyi</i> [E], American Hart’s Tongue Fern – <i>Asplenium scolopendrium var. americanum</i> [T].	FWS
Watts Bar Reservoir and shoreline provide habitat for a diverse and numerous array of rare plants and animals including the following federally listed species: Gray Bat – <i>Myotis grisescens</i> , Bald Eagle – <i>Haliaeetus leucocephalus</i> , Spotfin Chub – <i>Hybopsis monacha</i> , Cumberland Rosemary – <i>Conradina verticillata</i> , and Virginia Spiraea – <i>Spiraea virginiana</i> . TDEC Division of Natural Heritage [DNH] encourages TVA to continue preserving habitat of rare, threatened and endangered species as well as protecting unique wildlife habitats and ecologically sensitive sites.	TDEC
Identify and protect areas with Bald Eagles. The areas around Watts Bar Lake containing the three known bald eagle nests should be considered for designation as ‘Sensitive Resource Management Areas.’	FWS and an Individual

It is possible that one or more of the numerous caves in the vicinity of Watts Bar Lake provide suitable habitat for American hart’s tongue fern and/or listed bat species. If so, the caves should be designated as sensitive areas or resource conservation areas.

FWS

Wetlands

Comments	Source
TVA should manage their current wetlands but not create new wetlands.	Individual
Areas around Watts Bar Lake under TVA jurisdiction containing forested or scrub-shrub wetlands should be designated for protection.	FWS

Cultural Resources

Comments	Source
TVA should protect cultural resources on its properties.	Individual
The project as currently proposed may adversely affect properties that are eligible for listing in the National Register of Historic Places.	TSHPO

Aesthetics

Comments	Source
TVA should provide access for the general public to those significant natural and scenic areas now found on TVA owned land and provide protection of those resources.	Individuals (2) and TOS
Please always retain the natural beauty. We can't afford to destroy this beautiful river and lake. The natural beauty of the lake cannot be recovered if the conservation lands are developed.	Individuals (3)
TVA should not allow any development on Zones 3 and 4 because it will ruin the natural beauty of that portion of the lake. Watts Bar is one of the most beautiful lakes in the TN River system because of the large undeveloped areas.	Individual

Loss of Public Land Issue - Comments about TVA giving up public land or the general loss of public lands.

Comments	Source
Thousands of acres of private lakefront around Watts Bar Reservoir have already been developed, and thousands more are vulnerable to development in coming years. Public lands should be maintained in a wild state to preserve the scenic beauty and wildlife value of the area. We should be preserving all the special tracts of public land that we can not giving it them up.	TCL, TOS, and an Individual
TVA should not sell public land for private or commercial use. The public doesn't want more development. TVA land should be preserved for public use and for natural resource conservation and management.	Individuals (15), DU, TOS and TWS
There should be no net loss of public land on Watts Bar Reservoir; any land lost for development should be replaced.	TCL
There is ample land in Tennessee for commercial and industrial development other than on Watts Bar.	Individuals (3), and TWS
Selling land is contrary to public opinion, this is a loss (breach) of trust (credibility) for TVA.	Individuals (5)
Selling off Watts Bar Lake-front property to build industrial and manufacturing facilities will not reverse the mass exodus of manufacturing jobs.	Individual
Private developers should not be allowed to purchase public lands since these were previously privately owned and relinquished for public use for the good of all citizens earlier in TVA history. This is a poor situation that benefits a very few individuals.	Individual
Please stop further commercial and residential development in favor of wilderness. I oppose the sale of public lands that are natural to be sold to private developers AT ANY COST FOR ANY REASON. We do not have enough public land in TN.	Individual
I say no in a loud and clear voice to any proposal by TVA to sell or develop even one acre of public TVA lands on any reservoir or other properties. I advocate a firm stand for zero development on any of our public lands that TVA manages and that currently are not developed. These lands were taken by eminent domain for public use not private use or corporate or private profit. When they are developed the public is evicted forever and the public loses and conservation loses. Too many people gave up too much of their land and their lives for "the public good" to now see their sacrifices squandered for private gain when their land was taken for public use.	TCL

We are losing the equivalent of one county per year in Tennessee to development. If development is to continue, and it will, let it happen on private land, not public land.

TCL

The public through an array of private and public groups and philanthropists are raising millions \$ to purchase for public use tens of thousands of acres for outdoor recreation and conservation. It therefore makes absolutely no sense for TVA to consider selling or developing the best of what we already have.

TCL

Residential and Commercial Developments and Socio-economic Issues - Comments about future residential and commercial development on Watts Bar Reservoir, and the economic importance of land and TVA activities to the local communities.

Socio-Economic Impacts

Comments	Source
Increased lakefront developments will provide greater tax base for counties and will be supported by the counties, with little County concern for effect on lake quality.	Individual
Increased population will result in increased lake front population.	Individual
Economic value and incentives would be lost be the continued development of the remaining undeveloped land, it is the undeveloped land that adds value to the area.	Individual
TVA land makes access to this wonderful lake available to those of us who can't afford huge lakefront houses. Camping on an island is a great family experience and is more affordable for most people than lakefront property.	Individual
We are no longer in the depression era 1930'3 and 40's when the South was impoverished - - no jobs, no industry, no development. Development can now take place just fine without assistance from TVA by selling our public lands.	TCL
The need to protect public lands has never been greater. The Knoxville area is experiencing some of the highest population and new housing growth in the state. The Knoxville Region has ranked in the top ten nationally for urban sprawl.	TOS, TWS
TVA should be more interactive with County zoning and control boards.	Individual
Developers will open many more access roads across wooded properties to lake fronts.	Individual
There is also nothing to support the idea that "...another Tellico Village [or two] will be good for everyone that now utilizes Watts Bar Lake..." and selling off more residential property will just give TVA another group of lake-front property owners that continually complain whenever lake levels are lowered.	Individual
Additionally, in preparing the draft EIS for the reservoir, we ask TVA to measure and evaluate the benefit of these public lands from the perspective of benefits that result from these lands remaining in public holding versus their loss.	TCL
Examples of items to measure are:	

1. Water quality protected by public shoreline from exacerbated erosion.
2. Value of fish and wildlife habitat on TVA public lands.
3. Value of protecting threatened, endangered and rare species habitat and cost of mitigating this habitat loss if lands were developed.
4. Survey public opinion in a 200 miles radius regarding public land use at Watts Bar reservoir.
5. Value of existing forests in terms of improving air quality.
6. Value of undeveloped shoreline to fisheries habitats and in turn to the economic benefit of quality fishing to the communities.
7. A comparison of the costs of maintaining these public lands on an annual basis as compared to cost of maintaining developed lands in the area.
8. How much revenue active forest management on TVA public lands, conducted utilizing sound scientific methods, would produce for TVA. Additionally, what revenues could be produced if TVA had their forested acres certified by the Sustainable Forestry Initiative or the Forest Stewardship Council systems and the premium prices timber would bring from such certified lumber.
9. How much revenue could be generated if a user permit was created for TVA public lands, like parks or wildlife management areas.

Residential and Commercial Development

Comments	Source
I am looking for opportunities for residential development and marinas.	Individual
There should be more Residential and Commercial development on Watts Bar.	Individuals (2)
The environment is fine. We need more space for development.	ORCC
I am interested in marketing and selling TVA land.	Individual (2)
We need additional lands available for economic development and developed recreation. Elected officials from the 10 Southeast Tennessee Counties unanimously endorsed the development of land adjoining to Watts bar Dam in Rhea and Meigs County.	Rhea County
I would like to say that I believe that TVA sponsors more than an adequate amount of commercial and industrial zones within the	Individual

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Tennessee Valley. I believe that TVA has provided sustainable economic growth (having reviewed some of the information on the website), and I would like to see TVA and other federal agencies expand their commitment to preserving the environment and enhancing the natural pleasures of Tennessee.

Concerned that too much commercial development along the lake areas [especially near the Kingston City Park area], will spoil and hide the lake view. This would detract from the reason why folks enjoy and appreciate the openness of the area in the first place.

Individual

There should be no further or minimal Residential, and Commercial or Industrial development of TVA Public lands on Watts Bar reservoir. These public lands should be maintained for public use including wildlife habitat.

Individuals (15), DU, and The Wildlife Society

There has been too much commercialization and residential development of TVA public land.

Individuals (3)

There has been tremendous development around Watts Bar Reservoir (and many plans for more), mostly in the form of residential development on private land. To balance this development, I recommend that TVA abstain from further development on its land holding and preserve what is left for natural resource conservation: A balance between the two is being lost.

Individual

Industrial sites can be found on existing privately owned land.

Individuals (2)

Increased lake front development will result in more multiple slip docks and boat houses to accommodate developers in their sales efforts. Such developments are no more than small marinas.

Individual

It seems like a similar "land-use plan" concerning the converting of about 400 acres on Nickajack to another "Tellico Village" came up a couple of years back. Thanks to public outcry, this idea back-fired and the lake-front property was left "as-is."

Individual

Land Use Policy and Planning Issues - Comments on TVA’s management of public lands, the planning for management and use of public lands, or potential results of TVA’s management and planning.

Land Use Policy and Issues

Comments	Source
There are too many yards reaching to the lake and no trees passing on those lands - what happened to the 750 mark. Lake homeowners are controlling to much around the lake area.	Individual
We encourage the TVA Board to adapt a comprehensive land use policy that is consistent for all TVA properties. We feel that this policy should place a high priority on maintaining natural habitats, discourage commercial and private recreational development and not allow for the sale of public land to developers or private citizens.	TOS
New developments who create hazards and reduced quality of life for current residents. Specifically in promising docks to interior lot buyers, then putting too many in small coves.	Individual
Continue good land management practices.	Individual
If TVA cannot continue to properly manage these properties as a result of their continual "downsizing", "right-sizing" and "cost-cutting" business-side initiatives, then TVA's "care taker" government-agency responsibilities need to be transferred to another Federal agency where the primary goal of upper management is not focusing solely on reducing the organization's debt and continually trying to wiggle out of their duties, responsibilities and obligations.	Individual
The protection of Zone 3 and 4 parcels is very important and we urge TVA to fund positions and leverage volunteers to enforce the zoning.	AORR, TCWP and Individuals (3)
TVA should provide adequate funds and personnel to enforce their land rights and policies on TVA land.	Individuals (4)
Lake home owners controlling too much of lake.	Individual
Please think ahead and not behind. We are losing our natural areas to development (commercial, recreational, etc.). My fear is that one day, in the near future, we will wish those developed areas were used differently.	Individual
I feel like TVA should build more flexibility into their land use plans. I'm not suggesting that more land be set aside for guaranteed access rights, I'm suggesting that more land be set up so that at TVA's discretion, docks could be permitted. TVA could come in and subjectively look at the land to determine if a dock would be appropriate. It seems unfair that a developer could clear hundreds of acres in Rarity Ridge to build houses, marinas, etc. but yet I can't build	Individual

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a dock [ft. long], next to my neighbor's 30 ft. dock. And the reason is because the orange-colored marginal strip area does not extend an additional 20 yards to my property. I feel like if more land was planned like parcel #122 was, then TVA could make more subjective decisions.

Land use Planning

Comments	Source
We support the re-evaluation of the Watts Bar Land Use Plan	Individual
The Land Use Plan should consider future generations and the long term.	DU and an Individual
From a general tourism perspective it is crucial to find a balance between recreational, commercial and preservation needs. A well developed plan can provide a tremendous positive economic impact to the community, while at the same time preserve the natural elements that make it a special place. Guiding the growth will be the key to success in the future. I also believe it is important to have what I call a "flexible" plan. The needs/wants of people who will utilize Watts Bar in the future may be dramatically different then the needs of current users.	Individual
Are the seven different "zones" [such as Sensitive Resource Management and Natural Resource Conservation] drawn in such a way, that a specific area of land can meet both interests of the two of the zones? I think it would be a good idea if the Sensitive Resource zones could overlap with the Natural Resource Conservation and Developed Recreation zones. If possible, allowing specific areas of land to serve the dual interests of preserving species, etc., as well as allowing interested peoples the enjoyment of recreation, etc. I believe combining these interests would allow individuals to learn more about protecting the natural resources of the Tennessee Valley, and would encourage more persons to become active in such endeavors.	Individual
Contiguous land areas and undeveloped shoreline owned by TVA should not be developed.	Individual

Land Use Allocation

Comments	Source
All should be Zoned 3 or 4 if not already	Individual
I believe most of the land currently in Zone 4 should be moved to Zone 3. The natural beauty of the lake cannot be recovered if the conservation lands are developed.	Individuals (2)
Land & wildlife conservation should be the top priority.	Individual
Although the acreages allocated to Zones 3 and 4 appear to be relatively large, it should be noted that these zones take up a very small percentages of the total shorelines around the reservoir. Most of the acreage is on islands & peninsulas. Many more shoreline miles should be allocated to Zones 3 and 4 to improve scenery, protect water quality, and provide shoreline experience for people using these zones.	Individual

Watts Bar Reservoir Land Management Plan

More public access for all subdivisions.	Individual
TVA should expand Zone 4 concepts into Zone 6 as well. The natural use of lands is currently being overtaken by the increase of concrete structures, parking lots, and motorized recreational vehicles.	Individual
The areas closest to Oak Ridge need to be left natural and the public land should not be used for industrial development since this is upstream of the natural areas which need to be preserved.	Individual
All Zone 4s should stay Zone 4.	TCWN
The proposed Zone 3 status for islands and peninsulas is very desirable for wildlife safe areas corridors and nesting birds, lake users, and natural viewsheds.	TCWP, TOS and Individuals (3)
All Zone 6 [Recreation] should stay open to the general public with no private development.	Individual
All Zone 5 [Economic Development] should be developed to Environmental areas such as Wildlife habitat. NOT ECONOMIC!!!	Individuals (2)
We support land use for the general public over other uses.	AORR and Individuals (2)
Wild and scenic land in Tennessee should be protected.	TOS
TEDC supports a land allocation process that would enhance or expand 'Small Wildlife Areas and Habitat Protection Areas' on Watts Bar Reservoir.	TDEC

Mixed Use

Comments	Source
No lands should be allocated for "mixed-use" only the listed designations should be used.	Individual
An 8th Zone should be added to the plan for designation of mixed use of properties. Land designated as mixed use should be utilized for both residential and industrial development as well as for commercial development ancillary to its residential or industrial uses.	ORCC and Individuals (3)

Recreation Resources Issues - Comments about the recreational use of TVA property on Watts Bar Reservoir.

General Recreation

Comments	Source
Maintain areas primarily for recreation. Create more camping and hunting areas. Mix commercial and restricted in sparingly.	Individual
We have a large selection of marinas. I would like to see some pressure on the existing marinas to keep their facilities in good repair. I object to additional marinas while most of the currently permitted marinas are in poor shape and poorly used.	Individual
The recreation areas should be left the way they are now	Individual
All Marinas on Watts Bar should be on off-channel locations.	Individuals (2)
Golf communities do not constitute public recreation, and these lands would be unusable by the majority of the public.	Individual
Would like to have more public use areas for recreation [Camping, Hiking, Biking, Hunting, Fishing]	Individuals (2)
The Zone 6 [Recreation] areas should provide for capital development where the intent is to keep these areas developed at a minimum, to insure the scenic views. That is, not to overcrowd, since that could lead to empty sights that become unsightly.	Individual
We believe that the quality of life depends upon open space areas and the ability to recreate in these areas.	TWRA
Is there any way that restroom facilities could be added to boat launching ramp areas?	Individual
All relatively large undeveloped areas should be managed for low-impact recreation and hunting.	Individual
There is enough developed recreation on the rest of the TVA system - I do not believe we need more on Watts Bar than already exists.	Individual
Support and enlarge the Small Wild Areas.	Individual
Please keep the area free of concession development [campgrounds, resorts, etc...]	Individual

Watercraft

Comments	Source
There will be much boat traffic (jet skis and boats), causing erosion, noise, safety problems and over crowdedness.	Individual
Lack of control of boat speeds near the shoreline is of concern to preservation of the shoreline... many lakes limit vessel speed within certain distance from shore... watts bar seems only concerned with distance from marinas.	Individual
Reduce and enforce boating noise.	Individual
Educate boaters about safety and boating laws.	Individuals (2)
I would like to see more boat docks placed at launching areas to provide a place to tie up boats while parking cars and loading passengers.	Individual
I believe that the watts bar reservoir should be at summer level by memorial and be left at summer level through labor day, I have had trouble in the past getting my boat off its lift because of levels being lowered and the shallow water, this is my main concern, the recreation factor for my family.	Individual
Establish boat speed limits, distance from residential docks specific use areas for wake creating boats and better PWC use rules.	Individual

Campgrounds and Trails

Comments	Source
On primitive camping areas, and swimming areas there should be portable bathrooms and garbage dumpsters.	Individual
We trail ride a lot. Many families around here are looking for equestrian trails.	Individual
If you are going to make hiking/bike trails make them usable. It makes no sense to have an area to do mountain bike races etc and make it difficult for sponsors to setup booths at the races. Same things for triathlons and trail running events.	Individual
TVA campgrounds and boat ramps should be managed with a uniform set of rules set by TVA, and should be adhered to. Too many times we have tried to use a TVA operated campground and found that the "resident manager" makes his/her own sets of rules. I would like to see more areas available for "tent camping" without having to compete with RV's for waterfront properties. RV's and tent campers should only be allowed to keep a site for a certain number of days. Many seem to have set up permanent residence.	Individuals (2)
There should be better maintenance and policing of recreational areas.	Individuals (2)

TVA should provide more areas to hike, camp, or hunt.	Individuals (3)
TVA should encourage low impact recreation	Individual
TVA should not be involved in creation of Recreation areas on County Land	Individual
The roads on Zone 4 areas should be open, especially for primitive camping. Patrolling the roads should be used as a control instead.	Individual
The Rhea Springs Campground has been closed for 2 years and should be opened.	Individual (3)
Check on location of Bayside “No Wake” buoys, they seem too far out.	Individual

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Part II: Public Comments Identified by Parcel

Parcels Allocations

Comments about the allocation of specific TVA land parcels on Watts Bar Reservoir.

Parcels 142, 143, 144, 145, 147, and 148 - Old Clinch River Breeder Site

Comments	Source
There are Concerns about potential residential development at the 'Breeder Site' impacting DOE operations.	DOE
The Clinch River Breeder Site - I would use for residential.	ORCC
The Breeder site should be developed and is a great opportunity for the area.	City of Oak Ridge
The Clinch River Industrial Site 'Breeder Site' should be designated for mixed use property.	ORCC and City of Oak Ridge
The Clinch River Breeder Site should have a new zone for mixed use which includes industrial, commercial, residential, buffer.	ORCC and City of Oak Ridge)
Parcel 142 -148 on the Breeder site should be Zone 4, and 6. If it is sold for private development. I can't go there any more, nor will I get any use out of it.	Individual
On Parcels 142 to 148, limit industrial/commercial development to the former breeder reactor site [disturbed areas and adjacent lands] and reserve rugged upland areas for Zone 4.	Individual
Divide the parcel [Clinch River Breeder Site] so that the disturbed land as shown of Chestnut Ridge, including the wetlands along Grassy Creek to the river shoreline Zone 3. The shoreline from the existing road to the river should be classified Zone 3. The balance of the parcel [Site] should Zone 4.	Individual
We would like to see the Breeder Site leased [or control given] to the City of Oak Ridge to use for the Archery Shooters Association Tennessee Pro/Am Event for at least the next 5-years. This event has a regional economic impact of more than \$1 million annually and also has limited environmental impact. This site also has the potential to be used for other outdoor events with limited environmental impact. We would also like the use of the Breeder Site to include a primitive or full-service campground to accommodate visitors.	Individual, and Oak Ridge Convention and Visitors Bureau)
The Clinch River Breeder Site should not be developed.	Individual

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The Breeder Realtor site should be left as a wildlife management area and used for public hunting - Parcels 142, 143, 144, 145, 147, 148 leave as Zone 4.	Individuals (2)
Parcels 142, 143, 145 and 146 should change from Zone 5 to Zone 4	Individual
Highly disturbed land at Clinch River Breeder Reactor site should be developed. Shoreline and undisturbed uplands should be managed as natural areas, and for hunting, hiking, and general low-impact recreational activities.	Individual
TVA Clinch River Breeder site; designated land from the existing road to the river Zone 3. Designate land from the top of Chestnut Ridge to the Northern boundary zone 3. Designate land from top of Chestnut Ridge to below the power line zone 4. Change land North of Grubb Island to Zone 3. Balance should be Zone 5.	Individual
Development [Zone 5] on the Breeder site should be kept in the area that is already disturbed the rest of the site should be Zone 3 or 4.	Individuals (3)
On the Breeder Site, Zone 3 would protect wildlife habitat, wetlands, critical sites and threatened and endangered species. A portion of Zone 3 would provide a contiguous forest with DOE protected forest.	AORR, TCWP and Individuals (4)
A strip between 75 m and 300 m wide should be maintained along the edge of the reservoir and designated Zone 3. This strip should reach approximately to the 70-foot contour line along most of the shoreline, dipping down to form a narrow strip only to the 760-foot contour line in the immediate vicinity of the old excavation. Parcel 144 - previously designated for natural resource management - and a similar strip of shoreline along parcel 142 could easily be incorporated into Zone 3.	AOCC, TCWP and Individuals (4)
Parcel 146 should remain as Zone 3 because of rare plants in the area.	AOCC, TCWP and Individuals (4)
On the Breeder Site, Zone 4 could provide activities such as hiking, hunting, etc. And will enhance wildlife habitat and forestry. This will also provide a contiguous forest with DOE protected forest.	AOCC, TCWP and Individuals (4)
Parcels 143, 144, 147, and 148 and most of parcel 142 should remain as Zone 4.	AOCC, TCWP and Individuals (4)
Parcels 142, 143, 146, 147, and 148 are not suitable for residential, commercial or industrial development because: most of this area is very steep and rugged; unsafe for development because they are down wind of the radioactive and mixed waste incinerators on Bear Creek Road; and parcel 143 is unsafe for residential development and would be noisy because parcel 143 is near a firing range.	AOCC, TCWP and Individuals (3)

On the Breeder Site, Zone 5 could include the previously disturbed breeder site and makes a good industrial site and if implemented as shown on map would cause negligible environmental impacts. This will provide an excellent light industrial site which could bring in jobs replacing those lost by DOE downsizing.

AOCC, TCWP and
Individuals (3)

Portions of parcels 145 and 142 should be designated for Zone 5, but that the portions of parcels 145 and 142 designated for economic development should be limited to the area previously designated for economic development should be limited to the area previously disturbed by prior construction and immediately adjacent level land.

AOCC, and Individuals
(3)

The NNSA is concerned that the land use for the Breeder Site might be changed to allow for residential development. Such a change in land use could adversely impact weapons training for our security forces due to noise complaints. Any residential development in that area would have to deal with disturbances from early morning and late night weapons fire from the Central Training Facility. Due to complaints by the public, similar weapons training facilities across the country have been forced to implement firing restrictions that severely impacted their ability to meet firearms qualifications. The NNSA strongly urges that land use for the Clinch River Breeder Site be designated as "Natural Resources and Informal Recreation" or "General Industrial." The NNSA is opposed to any land use change which would allow for residential development.

NNSA

Parcel 257

Comments	Source
<p>Reallocate parcel 257 to allow commercial recreation consisting of a small commercial landing with facilities for lakefront dining [seasonal], rental boat slips, fueling, and a public boat launch and landing. The parcel [7.7 acres] consists of a marginal strip of shoreline occupying the interior of a cove surrounded by Godsey Hollow at the base of Wilson Ridge. The proposal seeks to combine this interior cove frontage with a contiguous 216 acres of private land to create a mixed use residential and commercial development.</p>	<p>Individuals (2)</p>
<p>Do not allow development on parcel 257 which would destroy its beauty, there is no need too and it should be left the way it is to provide habitat to wildlife.</p>	<p>Individuals (3)</p>
<p>Parcel 257 is an outstanding little wildlife refuge. I have built and mounted approximately 3 dozen Wood Duck nesting boxes in various places on the lake and we get two hatches from that cove each year. This year I observed a hatch of 11 and one of 5. It is about the only place for a half mile in either direction that larger animals can easily approach the waters edge. I have seen many deer swimming from this cove to Goat Island and towards Iron Island. It seems to allow wild life from Rhea County to migrate back</p>	<p>Individual</p>

and forth to The Fooshee Peninsula and Iron Island Areas

Do not change parcels 258 and 257.

Individual

Parcel 255 - Sand Island

Comments	Source
<p>These are a few suggestions for the Sand Island area also known as Parcel 255. Anybody that uses the lower end of Watts Bar Lake knows how many people use this island as a recreational area. Sand Island is a high traffic area, many people use this location for recreation. Many times in the summer on an average Saturday there can be as many as 150 boats surrounding this island. I can't think of another place on any of the area lakes that has such a draw. I would think this would be enough reason to have some debate over funding and or potential changes that could enhance an area so important to so many peoples lake experience. Other than a couple of garbage cans and a very primitive bathroom, TVA has done little to make this place user friendly. The budget should be increased to make this more of a family friendly place. Suggestions would be;</p> <ul style="list-style-type: none"> - Extend the beaches by clearing brush or grassy area. - Clean rest room regularly and or remodel, paint, etc. - Bring tables and bar-b-que grills [steel or concrete] nearer to beaches. - Add a dock in the deeper area of the island so that it could be used as a "drop off" location. Sometimes entering by stepping into the water limits the use of the island. - Add a large swing set or slide for the kids. - Request to TWRA that this should be a "no wake" zone in the summer months. - Add a covered area for picnics. - Add a walking trail around the island. 	<p>Individual</p>
<p>TVA should consider Zone 6 - Developed Recreation for Parcel 255.</p>	<p>Individual</p>

Parcels 5, 283, 284, 285, 297, 298, and 299 - Lowe's Branch Area

Comments	Source
<p>TVA may now allow development on the property near Watts Bar Dam. I have inquired on many occasions about this land and have been denied opportunity to purchase for development.</p>	<p>Individual</p>

Development of the Lowe’s Branch Area would be good economically for Meigs and Rhea County	Individuals (2)
A Mixed use zone around the Watts Bar Dam Area could change the economic condition of the area.	Individuals (2)
This property is currently being degraded by vandals and 4-wheelers.	Individual
I would like to see Lower Watts Bar Area left as Natural Resource Conservation (Hiking, hunting, camping, forestry) with a buffer zone by Watts Bar Dam.	Individual
Parcels 283, 285, 297, 298, 299 should not be developed and should remain as Natural Resource and Conservation areas. There should be more primitive camp sites cleared, but not developed commercially.	Individuals (18)
Parcel 296 should be business/light industrial - Zone 5.	Individual
Parcels 297, 298, and 299 should be Zone 6.	Individual
Parcel 5 should be Zone 6.	Individual
Parcels 297, 299, and 296 should remain as Zone 3, Sensitive Resource.	Individual
We need additional lands available for economic development and developed recreation. Elected officials from the 10 Southeast Tennessee Counties unanimously endorsed the development of land adjoining Watts bar Dam in Rhea and Meigs County.	Rhea County
Do not allow commercial development of parcels 283, 284, 285, 297, 298, 299 and Jackson Island, it is one of a few primitive areas left and should be Zone 4.	Individuals (27) and Friends of Watts Bar Lake petition with 183 signatures
The yet unzoned parcels 295, 296, 297, 298, and 299 should be Zone 4 and not developed.	AORR, TWRA, TCWP, TOC, Individuals (11)
Parcels 296-299, about 735 acres, is heavily used for hunting and other types of outdoor recreation. These parcels should be transferred to TWRA.	TWRA

Parcels 240 and 241 - Brigadoon Resort

Comments	Source
Want to purchase two small tracts [0.5 acres] adjoining Brigadoon Marina.	Individual
TVA should not transfer Parcels 240 and 241 to Brigadoon Marina.	Individual

Parcel 65 - Marney Bluff Habitat Protection Area

Comments	Source
<p>Owners interested in exchanging land use along top of bluff for existing bald eagle, gold eagle, osprey and other birds of prey habitat protection area in exchange for unrestricted use of small cove on downstream of the bluff. The cove has been cultivated in the past. The area above the bluff and proposed habitat enlargement area is held for future residential subdivision development.</p>	<p>Individual</p>
<p>Parcel 65 - Cooperation with backlying landowners to exchange lake access for more protection of Bluff area for Eagles. As our property develops, the eagles will leave because the reserve area is so narrow. Also, TVA doesn't priorities stabilizing shorelines to protect this area washing away [Heavy barge traffic...critical erosion area.] We stabilized TVA's property on this tract. No partnering available. Area is still a critical erosion area.</p>	<p>Individual</p>

Parcel 44

Comments	Source
<p>Tract should be used in a maintain and gain proposal with Gerald Larger. Matt Caldwell is willing to extinguish rights on a tract at the Clinch and Emory and use Largen's shoreline in the proposal.</p>	<p>Individual</p>

Parcel 153

Comments	Source
<p>Access to peninsula currently includes people camping. Should this area be changed to recreation. The area should be developed into a day use area and opened up and maintained.</p>	<p>Individual</p>

Parcels 237 and 238 - Whites Creek Small Wild Area

Comments	Source
<p>This area provides for songbirds, wildlife, a hardwood forest, wetlands, and could provide a hiking trail.</p>	<p>AORR, TCWP, and an Individual</p>
<p>The Whites Creek Small Wild Area [parcel 238] should be maintained and be classified as Zone 3.</p>	<p>AORR, TCWP, and an Individual</p>
<p>The Whites Creek Land Area [parcel 237] should be classified as a Small Wild Area and be Zone 3.</p>	<p>AORR, TCWP, and Individuals (2)</p>

Parcels 223 and 224 - The Fingers Area

Comments	Source
This area could provide hiking and canoeing activities, protect wetlands and wildlife habitat and provide a trail.	AORR and an Individual
Parcels 223 and 224 should be designated as Zone 3.	AORR and Individuals (2)

Parcel 266 - Rhea Springs Campground

Comments	Source
TWRA is interested in improving [riprap and parking lot] and operating the boat ramp and immediate area at Rhea Springs Campground.	TWRA

Parcels 119, 120, 121, 122, 123, and 12-65 - Kingston Water Front

Comments	Source
A study to determine opportunities for the development of the Kingston waterfront on Watts Bar is currently underway. We may request that Parcels 120 and 122 [Zone 2]; 121 and 12-65 [Zone 6] and; 119 and 123 [Zone 7] change to Zone 5.	City of Kingston

Parcel 218 - Rockwood Waterfront

Comments	Source
Propose to change Parcel 218 from Zone 5 to a new Zone 8 Mixed use. The industrial area is little used but would provide an excellent site for a marina/restaurant within the City of Rockwood.	City of Rockwood

Harriman Waterfront

Comments	Source
Harriman Riverfront Park - would like to see the park continue to develop along the Emory River with some private funds and help with government help [Federal and State level]	Individual

Parcel 12-53 - Sugar Tree Boat Launch

Comments	Source
I seldom use the sugar tree boat launch, but its located about a quarter mile from my house. It is a haven for drunks, dope attics and litter bugs. The place has no lighting and is well concealed from the road making an ideal place for people to park at night, get stoned or drunk and dump trash on a nightly bases. The problem could easily be solved if the tree line that blocks car lights from shining on the area was removed. The tree line is only about 150 feet long and 50 feet wide. This action would make Peninsula Road a safer and cleaner road.	Individual

Parcels 7, 8, 9, and 10 - Foosee Area

Comments	Source
Parcel 9 should be changed to Zone 4 to continue protection of Foosee Small Wild area.	Individuals (3)
Parcels 7-10 should be managed as Zones 3 and 4 to the maximum extent possible, to maintain contiguous acreage to protect sensitive resources.	Individual
Do not change Parcels 7 and 8.	Individual
Foosee Campground should not be expanded.	Individual

Southwest Point

Comments	Source
Suggest area for a resort and conference center be planned, it is just south of the SW Point golf course on Highway 58, believe the farm now owned by a John McMurrat.	Individual

Parcel 74 - Riley Creek Campground

Comments	Source
Please take a look at the parcel allocated for Riley Creek Campground. In the previous plan map, this area was split into two parcels [125-126]. I feel like parcel 126 should be allocated much like parcel 122 was in the old plan. Parcel 122's description is very similar to 126, except 122 states that private shoreline improvements have been approved and will be considered. I feel like more land should be allocated like this where TVA has the option, but not the guarantee to give a dock.	Individual

Parcels 2 and 3 - Watts Bar Reservation

Comments	Source
Parcel 2 and 3 should be opened for hunting.	Individual

Parcel 47 - Camp John Knox

Comments	Source
Can Parcel 47 be given to camp John Knox? It is protected for significant cultural resources, just like the Indian Mounds currently on the property. We would not develop it, but the addition would complete the peninsula that can't be used for any development or other purpose.	Individual

Parcel 227

Comments	Source
There is a duck blind on the island on Parcel 227 which should be removed. Neither TVA nor TWRA will have it removed, both claiming they have no authority.	Individual

Parcel 46, 267, and 268 - Thief Neck Island, Muddy Creek, and Whites Creek

Comments	Source
TWRA and DU would like to propose a joint venture to increase waterfowl habitat on Parcel 268 Muddy Creek area , Parcel 267, Parcel 46 Thief neck Island, and Whites creek.	DU

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PART III:

Information Form Results

Respondents were asked to indicate their preferences regarding facilities, areas, and services throughout the Watts Bar area. Altogether, 126 forms were completed at the public meeting, mailed to NEPA Administration, or completed on TVA’s Web Site. The questions were divided into the following three themes: recreation, natural resource, and development preferences. Questions from each theme were analyzed independently.

Respondents were asked to select and rank order three activities they considered most important to them when using Watts Bar Reservoir. Results are presented in Table 1 below. Pleasure boating (45 percent chose this as one of their first three most important activities), viewing scenery (44 percent chose this as one of their first three most important activities) and fishing from a boat (33 percent chose this as one of their first three most important activities) were the most popular activities chosen. Few respondents (2 percent for each activity) chose golfing, jet skiing and horseback riding as their top three important activities.

Table 1. Important Activities

Activities:	Most Important	Medium Important	Least Important
Pleasure boating	32	13	9
Viewing scenery	16	17	20
Fishing from a boat	12	21	7
Wildlife viewing (including photography)	8	13	14
Swimming, informal area	3	5	14
Camping (at undeveloped sites)	12	4	3
Fishing from the bank	2	7	6
Hunting - small game	9	3	2
Camping in a developed campground	4	5	1
Hiking	1	3	7
Picnicking	2	2	6
Bicycle riding (other than mountain bikes)	2	3	4
Water Skiing	3	1	4

Hunting - big game	3	5	0
Sailing	1	3	3
Bicycle riding (mountain bikes)	3	1	2
Special event, festival, ect.)	2	1	3
Swimming designated area (beach park, etc.)	0	5	1
Golfing	1	1	2
Jet skiing	0	2	1
Horseback riding	0	0	3

Total respondents for this question were 120.

Respondents were asked to select and rank order the five most important land uses they would support on Watts Bar Reservoir (see Table 2). Respondents could chose from 25 different uses that were grouped into three land management categories. The most chosen use (62 percent of all respondents) was to preserve natural areas and open space. The most chosen responses from the Natural Resources and informal Recreation category was to preserve natural areas/open spaces (62 percent), trash and litter cleanup (37 percent), and wildlife habitat improvements (35 percent). The most chosen for the five uses under the Economic Development category was for commercial business (13 percent). Under the Developed Recreation category, year-round boat ramps with parking (29 percent) and greenways, sidewalks, and paved trails (22 percent) were the two most chosen uses.

Table 2. Importance of Land Issues

Land Uses:	1st Choice	2nd Choice	3rd Choice	4th Choice	5th Choice
Natural Resources and Informal Recreation					
Preserve natural areas/open space	54	10	7	3	3
Trash and litter cleanup	5	13	10	9	9
Wildlife habitat improvements	4	15	13	7	5
Wildlife observation/photography	1	9	7	13	8
Shoreline stabilization (e.g., riprap)	7	7	10	7	6
Forest management	1	11	7	5	11
Hiking trails (dirt paths)	3	4	11	7	6
Hunting areas (including big and small game)	11	3	5	5	4

Camping primitive (undeveloped campsites)	11	8	1	3	2
Equestrian trails	1	2	2	0	0

Economic Development	1st Choice	2nd Choice	3rd Choice	4th Choice	5th Choice
Commercial business	1	4	2	4	5
Manufacturing with water access	0	2	4	1	3
Light manufacturing	3	2	2	1	0
General industrial	3	1	2	3	0
Barge terminal	1	0	2	2	4

Developed Recreation	1st Choice	2nd Choice	3rd Choice	4th Choice	5th Choice
Year-round boat ramps with parking	1	3	12	6	14
Greenways; sidewalks; and paved trails	1	7	4	9	6
Full-service campgrounds (with electricity)	3	1	6	4	6
Recreation areas (swimming beaches, etc.)	2	4	2	7	4
Marina areas	2	6	2	6	2
Overnight lodging (cabins, resort lodges, etc.)	2	4	2	3	3
Campgrounds with designated sites	2	3	1	7	0
Fishing piers	0	0	2	3	6
Interpretive centers/museums	0	0	2	0	4
Commercial boat stack storage	2	0	0	1	1

Total respondents for this question were 123.

Respondents were asked to record their preferences regarding the allocation of public land for specific uses. Land uses included resource management, informal recreation, industrial and commercial development areas. The respondents identified how they felt about the amount of land already devoted to specific uses (see Table 3). Respondents to this question indicated that

more land was needed for informal recreation and resource management areas. Also, respondents indicated that about the right amount of land was currently being used for industrial, commercial development and commercial recreation areas.

Table 3. Land Use Allocation Use Categories

	Too Much Land	About Right Amount	Need More Land	No Opinion
Resource management areas (forests, wildlife areas, etc.)	10	4	61	5
Informal recreation areas (hiking trails, bike trails, primitive camping)	2	42	66	6
Industrial areas (barge terminals, industrial sites, etc.)	36	57	11	12
Commercial development (shops, restaurants, etc.)	37	42	29	4
Commercial recreation areas (commercially operated marinas, resorts, campgrounds, etc.)	27	57	29	2

Total respondents for this question were 123.

Reservoir Visitation

A total of 116 respondents indicated that during a typical year they used Watts Bar Reservoir on an average of 64 times per year. Respondents were evenly divided as to how they mostly access the Reservoir via areas managed by a public agency or from private residential areas. Fewer respondents (8 percent) reported they accessed the Reservoir through a commercial recreation area.

Attachment I: Questionnaire

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1. From the list below, please select the three activities that are most important to you when you use Watts Bar Reservoir and write the numbers of the activities below in order of importance. Please note that first (1st) is the most important and third (3rd) is the least important of the activities you prefer.

(1st) _____ (2nd) _____ (3rd) _____

1) Bicycle riding (mountain bikes)	8) Golfing	16) Picnicking
2) Bicycle riding (other than mountain bikes)	9) Hiking	17) Sailing
3) Pleasure boating	10) Horseback riding	18) Water Skiing
4) Camping (at undeveloped sites)	11) Hunting – small game	19) Special event, festival, etc.
5) Camping in a developed campground	12) Hunting – big game	20) Swimming – designated areas (beach park, etc.)
6) Fishing from the bank	13) Jet skiing	21) Swimming – informal areas
7) Fishing from a boat	14) Wildlife viewing (including photography)	22) Other (please specify)
	15) Viewing scenery	_____

2. From the following list, please select the five most important land uses you would support in an updated land plan and write the numbers of the land uses below in order of importance. Please note that first (1st) is the most important and fifth (5th) is the least important of the uses you prefer.

(1st) _____ (2nd) _____ (3rd) _____ (4th) _____ (5th) _____

Natural Resources and Informal Recreation	Economic Development	Developed Recreation
1) Preserve natural areas/open space	11) Commercial business	16) Full-service campgrounds (with electricity, water, sewer, etc.)
2) Camping primitive (undeveloped campsites)	12) Light manufacturing	17) Campgrounds with designated sites (without electricity, water, sewer, etc.)
3) Equestrian trails	13) Manufacturing with associated water access	18) Commercial boat stack storage
4) Hiking trails (dirt paths)	14) General industrial	19) Interpretive centers/museums
5) Hunting areas (including big and small game)	15) Barge terminal	20) Marina areas
6) Forest management		21) Overnight lodging (cabins, cottages, resort lodges, etc.)
7) Wildlife observation/photography		22) Greenways, sidewalks, and paved trails
8) Wildlife habitat improvements		23) Fishing piers
9) Trash and litter cleanup		24) Recreation areas (swimming beaches, public parks, picnic areas, and ball fields)
10) Shoreline stabilization (e.g., riprap)		25) Year-round boat ramps with parking
		Other Activities (please specify)
		26) _____

3. Are there specific TVA-managed lands on Watts Bar Reservoir that you use?

(Check one) No Yes

If you answered yes to question 3, please identify the parcel number from the maps provided and describe the nature of your use.

4. TVA is interested in your preference concerning the allocation of public land for specific uses. Using the draft allocation maps provided, how do you feel about the amount of land devoted to these uses?

Use Categories	Too Much Land	About Right Amount	Need More Land	No Opinion
Resource management areas (forests, wildlife areas, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Informal recreation areas (hiking trails, bike trails, primitive camping, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial areas (barge terminals, industrial sites, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial development (shops, restaurants, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial recreation areas (commercially operated marinas, resorts, campgrounds, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other purposes (please specify) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Using the maps provided, do you believe that there are land allocations in Zones 4, 5, or 6 that should be changed? *Note: Zones 1, 2, 3, and 7 on the maps involve very specific land use rights or federal regulations that dictate their allocations.*

(Check one) No Yes No opinion

If you answered yes to question 5, please indicate the parcel number(s) you are referring to and use the list of zones below to indicate what zone you feel that parcel should be allocated to and why.

Zone 4 - Natural Resource Conservation Zone 5 - Economic Development Zone 6 - Developed Recreation

6. When you use Watts Bar Reservoir, how do you typically access the reservoir?

(Check one) Areas managed by public agencies (TVA, state, county, city, etc.)
 Private residential areas
 Commercial areas (marinas, campgrounds, resorts, etc.)

7. In an average year, approximately how many trips of one or more days do you make to Watts Bar Reservoir for recreational purposes?

_____ trips

8. Please list any other environmental issues or concerns that should be addressed during this planning process.
