

**TVA LAND POLICY  
ASSESSMENT OF LAND FOR  
RECREATION DEVELOPMENT  
September 27, 2007**

***Purpose***

TVA's new Land Policy was approved by the TVA Board of Directors on November 30, 2006. This policy governs how land is planned, including whether it is disposed of or retained. When the Board approved the new policy, they also directed staff to review TVA-managed land designated for recreation development purposes to verify the suitability of the properties for this use. This report presents the results and conclusions of these assessments. The parcels of land verified as suitable for recreation development in accordance with the land policy could be considered for granting leases or easements for public and commercial recreation purposes following a TVA environmental review process.

***Review Process***

An initial high level review of land designated for recreation use was completed by TVA's Environmental Stewardship and Policy (ES&P) organization. To determine land suitability and the need for additional development, a number of factors and criteria were considered including physical site characteristics; utilities; road and water access; compatibility with adjacent land uses; partnership opportunities; development trends; projected needs; and existing commitments. In addition, population and recreational activity data, the extent of private water use facility development, and boating density were factors considered. Existing reservoir land management plans, National Environmental Policy Act (NEPA) documents, land records, reports, field visits, and staff knowledge were also used to make the most informed determinations possible for this assessment.

Any requests for future recreation use of TVA-managed land will still be required to go through the standard TVA application and review process. This process includes reviewing use patterns, need, economic viability and environmental impacts.

***Land Use Zones***

TVA's current reservoir land planning process allocates land to seven land use allocation zones as follows:

- Zone 1 – Non-TVA Shoreland/Flowage Easement
- Zone 2 – TVA Project Operations
- Zone 3 – Sensitive Resource Management
- Zone 4 – Natural Resource Conservation
- Zone 5 – Industrial
- Zone 6 – Recreation
- Zone 7 – Shoreline Access (private water use facilities)

Currently, nine land management plans (covering 12 reservoirs) have been completed using the seven allocation zones. Also, planning is in process for Watts Bar Reservoir and the nine Mountain Reservoirs (Apalachia, Blue Ridge, Chatuge, Fontana, Hiwassee, Nottely, Ocoee's #1, #2, #3). For reservoirs without plans using the land use zones, TVA's Watershed Teams provided a preliminary allocation of land into the seven zones. These preliminary allocations were based on staff knowledge, without public input, and could be subject to revision under the formal lands planning process.

***Overall Recreation Needs***

The assessment evaluated needs for public boat access, commercial marinas, campgrounds, recreational visitor lodging, developed land based day use facilities, and dispersed land based

opportunities such as hunting, primitive camping, and wildlife observation. Considering the reservoir system as a whole, the results indicate a trend of higher level needs for public boat access, land based, day use recreation facilities, and informal or undeveloped land based recreation opportunities.

***Conclusion - Recommended Recreation Land Parcels***

Reviews were completed for recreation land (Zone 6) on nine mainstream and 23 tributary reservoirs. A total of 21,210.7 acres and 810 parcels are recommended for future consideration for recreation development. Of the total, 19,099.2 acres (90%) are currently committed under existing land use agreements leaving 2,111.5 acres currently available. The following table provides a summary by reservoir of the number of recreation parcels and acreage. Over 75 percent of total recreation land is around 8 of the 32 reservoirs reviewed including 6 mainstream (Kentucky, Pickwick, Wheeler, Guntersville, Chickamauga, Watts Bar), and 2 tributaries (Tellico and Norris).

Land use recommendations and acreage estimates are preliminary and subject to review processes. Before making land available, environmental reviews in compliance with the National Environmental Policy Act (NEPA) would be required. Feasibility studies or other special studies may also be necessary to determine economic viability of land development proposals, or the extent of environmental impacts before a land request is given further consideration.

Applicants proposing to use these properties would be responsible for paying all environmental review and administrative costs necessary for TVA to comply with requirements under NEPA, along with any required special studies. Payment for commercial recreation use of land would be required based on appraised fair market value. For additional information, contact one of TVA's seven watershed teams at [shoreline@tva.gov](mailto:shoreline@tva.gov).

### Recreation (Zone 6) Parcels

Reservoir	Zone 6 Parcels	Total Acreage	Number of Committed Parcels	Committed Acreage
Kentucky	140	5142.8	128	4226.0
Pickwick	24	1327.6	23	1192.2
Wheeler	41	1398.6	38	1227.6
Wilson	3	89.3	3	89.3
Cedar Creek	8	227.4	6	204.5
Bear Creek	3	236.2	3	236.2
Upper Bear Creek	5	81.8	5	81.8
Little Bear Creek	3	65.4	3	65.4
Guntersville	65	1769.5	62	1688.4
Tims Ford	24	366.7	24	366.7
Normandy	5	194.8	3	114.0
Nickajack	12	97.4	12	97.4
Chickamauga	57	1108.7	55	1028.8
Apalachia	1	82.8	1	82.8
Blue Ridge	5	14.6	5	14.6
Chatuge	17	423.6	15	410.5
Hiwassee	10	42.6	10	42.6
Nottely	3	94.5	3	94.5
Ocoee I-Parksville	16	n/a	16	n/a
Ft. Loudoun	45	563.4	42	424.9
Tellico	33	1753.1	31	1695.94
Fontana	16	434.6	16	434.6
Watts Bar	92	1621.8	88	1369.8
Melton Hill	14	214.9	13	163.1
Norris	76	1846.5	74	1760.4
Cherokee	30	765.8	30	765.8
Douglas	18	375.5	17	351.0
South Holston	14	449.7	14	449.7
Watauga	12	41.4	11	41.0
Boone	10	60.2	10	60.2
Ft. Patrick Henry	4	44.1	4	44.1
Nolichucky	4	275.4	4	275.4
<b>Totals</b>	<b>810</b>	<b>21,210.7</b>	<b>769</b>	<b>19,099.2</b>

\*Land use recommendations and acreage estimates are preliminary and subject to review processes.

