

# Tims Ford Reservoir

## **Land Management and Disposition Plan**

**Resource Stewardship  
Elk River Watershed  
Tims Ford Reservoir**

Prepared by

Tennessee Valley Authority  
River System Operations and Environment - Resource Stewardship  
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## Introduction

The Tims Ford Reservoir Land Management and Disposition Plan (Plan) is a study of the Tims Ford Project land surrounding the reservoir. This Introduction provides background information about TVA and TERDA land management throughout its history and the management of land surrounding Tims Ford Reservoir. It explains the purpose of the Plan and describes the process used to develop the Plan. The Tims Ford Reservoir Regional Overview describes the natural and social development of the reservoir and the surrounding area. Tims Ford Reservoir Land Planning Goals and Objectives list the objectives around which the Plan was developed. Parcel Allocations include a summary of the allocation process, zone definitions, and parcel descriptions documenting land management allocations. The allocation map is stored in the back cover of the document.

## Background

The massive dam and reservoir construction program that was undertaken by TVA following its creation in 1933, required the purchase of over one million acres of land for the creation of 34 reservoirs in five of the seven states in the Tennessee Valley region. Approximately 600,000 acres of that land lie above the summer pool elevation of the TVA reservoir system.

Arthur Morgan, Chairman of the TVA Board in the 1930s, viewed public land ownership as a tool to promote social objectives. Throughout its history, TVA has managed the public reservoir lands under its stewardship to meet a wide range of regional and local resource development needs and to improve the quality of life, both within specific reservoir areas and throughout the Tennessee Valley. Reservoir properties, together with adjoining private lands, have been used for public parks, industrial development, commercial recreation, residential development, tourism development, forest and wildlife management areas, and to meet a variety of other needs associated with local communities.

Today, TVA's land base Valley wide has been reduced to less than 265,000 acres due to past conveyances of land. Out of these 265,000 acres, approximately 80,000 acres do not have prior commitments and are available for future TVA uses. An increasing demand for use of reservoir land sometimes results in conflicting and uneconomical land use patterns and friction between public and private use. These competing interests and development pressures, coupled with today's environmental awareness, underscore the necessity for a planned approach to the management of TVA's reservoir land and related resources.

TVA initiated a comprehensive reservoir land management planning process in 1979. Since that time, land management plans have been completed and approved by the TVA Board of Directors for seven mainstream reservoirs (Pickwick, approved in 1981; Guntersville, approved in 1983; Kentucky, approved in 1985; Watts Bar, approved in 1988; Chickamauga, approved in

1989; Nickajack, approved in 1990, Wheeler, approved in 1995) and two tributary reservoirs (Boone and Melton Hill Reservoirs, approved in 1999). In addition, two special studies have been completed for Fort Loudoun Reservoir and the Muscle Shoals/Wilson Dam Reservations. Planning for the 17 multipurpose tributary reservoirs began in 1997 using a streamlined planning process. This Plan uses the new planning process.

TVA has responsibilities under the TVA Act relating to the control and use of the Tennessee River and its tributaries, and the development and use of the resources of the Tennessee Valley. Since 1933, TVA has cooperated with other public agencies, landowners, and industries in comprehensive resource development in the Tennessee Valley region. In 1961, it established an Office of Tributary Area Development to coordinate the activities of TVA program divisions in cooperation with other public agencies and with representative citizen groups active in furthering resource development in tributary areas.

The Elk River Development Association (ERDA) was chartered in October 1959 to “plan, promote, and sustain a program for full development of the land and water resources of the Elk River valley.” This area contains 2,249 square miles, including all or portions of 10 counties—8 in Tennessee and 2 in Alabama. Since that date, TVA and other public agencies have been cooperatively engaged in a unified comprehensive resource development program in the Elk River watershed. Every citizen of the watershed was eligible to join the Association and participate in the cooperative program.

The Tennessee Elk River Development Agency (TERDA ), an organization complementary to the Association, was created by the 1963 session of the Tennessee State Legislature as “a public body corporate and politic” to develop and effectuate “plans and programs for comprehensive development including the control and development of the water resources,” with the legal authority necessary to carry out certain phases of the resource development program being planned for the watershed. It was vested with legal powers to receive appropriations, enter into and carry out contracts, and perform other functions which can be performed only by public agencies.

In December 1964, Contract No. TV-25723A, a Memorandum of Understanding (MOU) among the Elk River Development Association (ERDA ), TERDA, and TVA, defined areas of responsibility and established guidelines for cooperation among the parties in a program aimed at fully developing and properly using all resources of the watershed, singly and in combination, to ensure maximum economic growth and obtain related benefits.

In the 1964 MOU, ERDA agreed to:

- Accept primary responsibility for planning and promoting a unified comprehensive resource development program for the Elk River watershed.

- Plan and conduct a continuing information and education program to develop and sustain a broad base of public understanding and participation in the resource development program, thereby ensuring maximum benefits to the watershed.
- Provide advisory assistance to TERDA and TVA in the planning and performance of their respective responsibilities.

TERDA agreed to:

- Provide staff support and assistance to ERDA, including but not limited to, the services of the TERDA executive secretary.
- Accept primary responsibility for obtaining appropriate local financial participation in the area development program and in water control improvements which may be a part of that program.
- Work with TVA and state agencies to develop land use and management plans to ensure maximum benefit to the public from reservoirs created as part of the area development program.
- Provide advisory assistance to ERDA, TVA and other participating agencies.

TVA agreed to:

- Provide (or assist in obtaining) technical assistance and support for ERDA and TERDA in their area development activities.
- Assume, within the limits of available funds, primary responsibility for planning construction and operation of a comprehensive water control system in the watershed as part of the area development program.
- Work with TERDA in obtaining local financial participation in this program.

Through its Office of Tributary Area Development, provide liaison among the parties and their cooperating agencies.

ERDA, TERDA, and TVA agreed to:

- Each of the ERDA resource work groups, in cooperation with the appropriate TVA program divisions, will each year prepare written work plans outlining activities to be carried out in its respective resource field. These work plans will be coordinated and reviewed by ERDA steering committee, appropriate representatives of TERDA, and TVA's Office of Tributary Area Development.
- Each of the parties to this agreement will be responsible for obtaining the cooperation, support, and assistance of state and local agencies within their respective areas of responsibility.
- This memorandum is subject to change through mutual agreement as required by the needs of the area development program in the Elk River watershed.

The work of ERDA, over a period of years, and of TERDA since it was created in 1963, reached an important goal when the Tims Ford Project was approved by the U.S. Congress in the fall of 1965. Steps leading to the approval of Tims Ford Reservoir were:

1. In May 1964, TVA reported to ERDA and TERDA that the Tims Ford Project was feasible, having a cost-benefit ratio of 1:4.
2. In July 1964, TERDA and ERDA passed formal resolutions giving their full support to the project. Both organizations as well as other citizen groups, public officials, and individuals continued their efforts for the project until it was approved.
3. On April 8, 1965, a local participation agreement was signed by TERDA and TVA to provide for TERDA responsibility in the financing and management of the lands surrounding the reservoir.
4. On May 17, 1965, TERDA and TVA signed Contract No. TV-27333A assigning their responsibilities in management and development of the Tims Ford Project.
5. On October 28, 1965, President Lyndon Johnson signed the Public Works Appropriation Act providing \$5.7 Million for TVA to begin construction of Tims Ford.
6. On June 9, 1966, officials of TERDA, TVA, and the State Planning Commission met and established policies to facilitate planning activities around the Tims Ford Project. These policies were approved by TERDA on July 14, 1966.

Under this agreement, TVA built and operates the project for such purposes as flood control, power generation, and water quality control. TERDA will carry out a variety of local responsibilities needed to ensure full realization of the opportunities the project offers to expand the area's full economic growth. These include:

- Operation and managing shoreline lands for recreational, residential, and industrial development.
- Providing water supplies for farm, industrial, and municipal uses.
- Creating a fund to help stimulate area-wide economic development.
- Repaying part of project construction costs to the Federal Treasury.

In March of 1967, representatives from TVA and TERDA set out to produce a Preliminary Land Use Map and Outline for the Tims For Reservoir Development Plan. Estimated acreages from that map are outlined below.

<b>Land Use</b>	<b>Sites</b>	<b>Acres above 888-foot contour</b>
State Park Study Area	1	1,800
Dam Reservation	1	295
Public Recreation and Access	36	900
Commercial Recreation	8	980
Group Camps	4	950
Club Sites	5	1,000
Industrial Sites	7	300

In the course of this project, draft land use outlines and plan maps were common planning tools.

The dam was completed and began operation in 1970. The drainage area above the dam site located at Elk River Mile 133.3 in Franklin County, Tennessee, is approximately 529 square miles. The original river area within the reservoir covered approximately 480 acres. The estimated reservoir statistics at normal summer pool level of 888 feet above mean sea level (888-foot contour) resulted with length of the reservoir at 34 miles, 275 miles of shoreline, and 10,680 acres at normal summer pool. Maximum (top of spillway gates) pool elevation would be at 895 contour covering approximately 12,100 acres. This estimates 1,400 acres between the 895 and 888 contours. The estimate of land needed at the beginning of the project was 21,863 acres.

On September 18, 1980, TVA and TERDA mutually agreed to terminate Contract No. 27333A and enter into an agreement designated in TVA records as Contract No. TV-50000A, which provided for the parties to engage in a cooperative program of comprehensive, unified resource development for the purpose of fostering the orderly physical, economic, and social development of the Elk River areas.

The Tims Ford Project was operated and managed by TERDA in cooperation with TVA until April, 1996. Under the agreement, real property interests above the 895-foot contour purchased by the federal government for this project that were voluntarily sold were purchased in the name of TERDA with TVA holding first lien. Any tracts acquired under the power of eminent domain were purchased in the name of the United States Government and remain under the custody of TVA. All lands acquired in the name of TERDA below the 895-foot contour were transferred to TVA to be used for flood control, power generation, and other uses deemed by TVA to be essential for the proper operation of the Tims Ford Project. During that time, TERDA developed:

- 21 subdivisions with residential access around the shoreline of Tims Ford Reservoir;
- Transferred 1,680 acres of land for the Tims Ford State Park;
- Allocated land for two municipal parks for the cities of Winchester and Estill Springs;
- 9 public boat launching facilities;
- Devils Step Campground (operated by TERDA);
- 2 private marinas;
- Administered numerous agricultural licenses and provided water supplies for farming, industrial, and municipal uses.

The General Assembly of the State of Tennessee passed Public Chapter No. 816 on April 26, 1996, terminating and ceasing all activities of TERDA and transferred all of TERDA's powers, duties, contractual obligations, and functions to the Tennessee Department of Environment and Conservation (TDEC). Among the duties of Public Chapter No. 816, the General Assembly urges TDEC to dispose of all remaining properties belonging to the TERDA as expeditiously as practicable and lawful. On February 10, 1998, in partnership between TVA and TDEC, and in order to provide for the development of a comprehensive Land Management and Disposition Plan, TVA and the State of Tennessee entered into an agreement between TVA and TDEC known as Contract No. 98RE2-229151 thus replacing Contract No. 50000A.

The new contract agreement redefined roles and responsibilities of both agencies and stipulated the cooperative development of a Plan to dispose of the remaining land interests acquired as a result of Public Chapter 816 of 1996. Development of this draft Plan will comply with Public Chapter 816 of the 1996 Tennessee General Assembly and will fulfill the original congressional intent of the Tims Ford Project.

## **Purpose**

The purpose of this Plan is to foster the comprehensive economic and social development of the Elk River area through the development of a Land Management and Disposition Plan in accordance with Public Chapter 816 of the Tennessee General Assembly. The Plan is intended to provide a clear statement of how the land will be managed by zone, identify land for specific uses, minimize conflicting land uses, and improve responsiveness to the public concerning land use requests.

The Plan uses an integrated resource management approach that focuses on balancing flood control, navigation, power generation, water quality, recreation, residential, and industrial land use needs to obtain the optimum benefits for the Elk River watershed. Land planning supports TVA's corporate strategic goals to be environmentally responsible, customer-driven, and growth-oriented by providing a framework for deciding the best use of TVA and TDEC land toward continued implementation of the TVA mission.

This Plan will guide resource management and administration decisions on approximately 9,644 acres of project lands around Tims Ford Reservoir that are under stewardship. It identifies the most suitable uses for 148 parcels of project land, by providing areas for project operations, sensitive resource management, natural resource conservation, industrial/commercial development, recreation, residential access, and conservation partnership. The planned acreage is owned by TDEC and TVA and accounts for approximately 195 miles of reservoir shoreline. It also categorizes residential access into three categories (managed residential, residential mitigation, and shoreline protection) in accordance with the Shoreline Management Initiative (SMI) Environmental Impact Statement (EIS) which was approved by the TVA Board in April 1999. The Record of Decision (ROD) for SMI was signed on May 24, 1999.



## **Process**

TVA has responsibilities under the TVA Act relating to the control and use of the Tennessee River and its tributaries, and to the development and use of the resources in the Tennessee Valley. TVA has managed the public reservoir land under its stewardship to meet a wide range of regional and local resource development needs and to improve the quality of life, both within specific reservoir areas and throughout the Tennessee Valley. Reservoir properties, together with adjoining private lands, have been used for public parks, industrial development, commercial recreation, residential development, tourism development, forest and wildlife management areas, and to meet a variety of other needs associated with local communities.

An increasing demand for and use of reservoir land sometimes results in conflicting and uneconomical land use patterns between public and private use. These competing interests and development pressures, coupled with today's environmental awareness, underscore the necessity for a planned approach to the management of reservoir land and related resources.

The land planning process has been refined to improve the efficiency of land planning and the flexibility of the product. The land planning process is currently conducted under the National Environmental Policy Act (NEPA) regulations that require environmental review of federal actions having the potential to impact the environment.

Land planning supports state and federal goals to be environmentally responsible, customer driven and growth oriented by providing a framework for deciding the best use of public land.

Land planning is a systematic method of identifying and evaluating the most suitable use of the land. It uses resource data, computer analysis, and input from the public, other agencies, and staff to allocate land to clearly defined zones (see Planned Land Use Zone Definitions on Table 2 for a detailed information). These zones are:

- Zone 1 - Non-TVA Shoreland (e.g., flowage easement land)
- Zone 2 - TVA Project Operations
- Zone 3 - Sensitive Resource Management
- Zone 4 - Natural Resource Conservation
- Zone 5 - Industrial/Commercial
- Zone 6 - Recreation
  - State Park Expansion
- Zone 7 - Residential Access
  - Residential Development
- Zone 8 - Conservation Partnership

The Plan was developed by a team of land managers and technical experts from both TDEC and TVA, knowledgeable about the reservoir and its resources. The planning team made land

use decisions by integrating public needs, environmental conditions, economic benefits, state and federal policies, and taking into consideration legislative requirements of Public Chapter 816 and the original congressional intent of the Tims Ford project. The process includes:

- Identification of existing landrights. “Committed lands” (parcels with existing commitments through transfers, leases, licenses, contracts, and agency projects) were, in most cases, automatically allocated to their existing use. No new field data was collected on such parcels.
- Compilation of existing resource data for all reservoir land.
- Field collection of new resource data for federally mandated categories (i.e., sensitive resources such as wetlands, threatened and endangered species, and archeology/historical) on “uncommitted” land—e.g., land with no prior commitments, as defined above.
- Allocation of the lands with identified critical sensitive resources (from existing and new data) to the Sensitive Resource Management Zone.
- Identification of issues and concerns about Tims Ford Reservoir land from the public and other local, state, and federal entities.
- Analysis of land capability and suitability by resource managers based on rating/ranking of parcels for specific land uses.
- Initial allocation of uncommitted parcels by the Land Planning Team based on public input and land needs justification (capability rating/ranking analysis).
- Development of a draft EIS and Plan based on proposed allocations.
- Internal and external reviews of the draft EIS and Plan.
- EIS and Plan revisions based on internal and external reviews.
- Approval of final EIS/Plan by TVA Board of Directors and the Tennessee State Building Commission.

Land planning for the Tims Ford Reservoir used TVA’s Geographic Information System (GIS) automated landrights database to identify ownership patterns for TVA and TDEC land to be planned. All new data collected during the planning process is stored in the GIS system. Stored data is retrieved and analyzed by the system. Plan maps and other reports are generated by GIS and the TVA Wheeler Watershed Team, Muscle Shoals, Alabama.

# Tims Ford Reservoir Regional Overview

## **The Past**

Franklin County was created by an Act of the General Assembly of the State of Tennessee on December 3, 1807. Coffee County was extracted from Franklin County in 1836, and Grundy County was further divided from Coffee County in 1844. A part of Moore County was formed from Franklin County in 1871.

**Franklin County**—Before the organization of Franklin County, a portion of its territory lay in what was then called White County. The area that became Franklin County was included in the Dearborn Treaty on January 7, 1806, at Washington City. It was proclaimed by President Thomas Jefferson on May 23, 1807. As a result of this treaty, the Cherokees relinquished to the United States an extensive tract, lying in Mississippi, Alabama, and Tennessee. At approximately this same time, all of the counties in the area came into existence. The early courthouse records were lost or destroyed during the Civil War, and consequently no account of the first election of magistrates and county officers exist. It is certain, however, that the election was held in 1808, and the first county court organized at the home of Major William Russell.

The Act further provided that the town should be named Winchester, with Franklin being the county seat. The town was named “Winchester” after General James Winchester of Sumner County. On February 10, 1812, twenty-six acres of land were purchased on which to locate the town. The first courthouse and jail were erected soon after the purchase of the land. The jail was destroyed by fire in 1813. The courthouse was completed in 1814 and used until 1839, when it was rebuilt. The Old Jail Museum was constructed in 1897.

Winchester was to become an important town on the long stagecoach road extending from Nashville to the settlements in Alabama. The first road through Franklin County was opened in 1806 and ran from east to west across Tennessee. It began in Albany, Kentucky, and passed through towns later named Livingston, Cookeville, McMinnville, Viola, Hillsboro, Winchester and Salem. It intersected the Nickajack Road near Hillsboro.

Mineral springs are abundant in this area, the most noted of which are Hurricane Springs, Estill Springs, and Winchester Springs. Winchester Springs is a noted summer resort, where thousands of pleasure-seekers make their annual visits. There are also many noted cave springs which furnish pure free-stone water.

There is an extensive marble bed within the Elk River watershed, commencing about 5 miles below Winchester, and extending down the river 10 miles and 5 miles on either side. The marble is of excellent quality and consists of gray and red, clouded with green porphyry and various shades. This vast mine of wealth has only been slightly developed. Coal exists in

great quantities near University Place, and at Anderson, Keith's Spring, Maxwell, and other points, however it has not been extensively mined.

Davey Crockett spent many years in Franklin County. After Crockett married Mary "Polly" Finlay in 1806, they decided to settle on the Duck and Elk Rivers. Crockett stayed in Franklin County until the close of the Civil War. His homeplace in Franklin County was named "Kentuck" and is marked by a well standing in a field. The marker is on U.S. 64 at the road junction, 3.3 miles west of Belvidere, Franklin County. Polly died in 1815 and is buried in the Polly Crockett Cemetery in Franklin County. The Davey Crockett Highway leads to historic Falls Mill, which was built in 1873.

The first grist mill in the southern part of Franklin County was built by George Stovall around 1810. As early as 1815, over a dozen cotton-gins were in existence. Even at this early date, Franklin County was one of the leading cotton-producing counties of the state. The cotton was shipped from the Elk River on flat boats, via the Tennessee and Mississippi Rivers to New Orleans.

The Nashville & Chattanooga Railroad was completed through the county in 1851. It has stations within the county, at Estill Springs, Decherd, Cowan, Sherwood, and Anderson. Decherd is situated along the Nashville & Chattanooga Railroad, at the junction of the Decherd & Fayetteville Railroad, and two miles from Winchester.

The first newspaper published in the county was The Highlander which was established in 1839 at Winchester. It was followed by The Winchester Independent, which was established in 1850. The Franklin County News was established in June 1883.

The number of farms in Franklin County have slightly decreased from 1,155 farms operated on 148,251 acres in 1982, to 1,022 farms operated on 135,469 acres in 1992. Inventory for cattle and calves slightly decreased from 34,057 head in 1982, to 33,817 head in 1992. Poultry increased from 2,433,883 broilers in 1982, to 5,365,867 broilers in 1992. Cropland acres have slightly decreased from 99,853 acres in 1982, to 97,183 acres in 1992.

**Moore County**—An act of the General Assembly of the State of Tennessee was passed on 14 December 1871 to establish Moore County. It was formed from Bedford, Franklin, and Lincoln Counties and was named in honor of Major General William Moore, a Kentuckian who settled in Tennessee in 1808. The county seat of Lynchburg was formerly part of Lincoln County. Thomas Roundtree, was the original proprietor of the land on which the town is located and designed the town in 1818. In December 1883, a fire consumed a large portion of the town. Other towns in Moore County include Marble Hill, Liberty Hill, Hickory Hill, Bakertown, Ridgeville, Pleasant Hill, Raysville, County Line, Booneville, and Lois.

The first newspaper, the Moore County Pioneer, was operated from 1872 until 1874. In April 1874, the Lynchburg Sentinel was established and was subsequently burned in the fire of 1883. The Lynchburg Falcon was first published in February 1884.

Motlow Community College, located on 187 acres of land donated by State Senator Reagor Motlow and family, opened in September 1969. Motlow College is located approximately four miles from Tullahoma.

The number of farms in Moore County have slightly decreased from 472 farms operated on 61,607 acres in 1982, to 359 farms operated on 48,098 acres in 1992. The inventory of cattle and calves in Moore County decreased from 24,573 head in 1982 to 12,050 head in 1992. Poultry on the other hand increased from 424,160 broilers in 1987 (data was withheld for 1982) to 655,300 broilers in 1992. Cropland acres have decreased from 11,151 acres in 1982 to 9,394 acres in 1992.

## **The Project**

Tims Ford Dam is a multipurpose project that added to the orderly development of the Tennessee River system of dams and reservoirs. These dams and reservoirs were part of a bold plan for the unified development of the Tennessee River system recommended to Congress by TVA in 1936.

The proposed system would include nine main-river, multipurpose dams and three or more tributary storage dams. The system would contribute substantially to the control of floods on the Tennessee, lower Ohio, and lower Mississippi Rivers and provide many related benefits, including a large supply of electric power.

Tims Ford Dam was named from an early ford crossing the Elk River near Winchester. The ford was on or near land owned by Abner Mansfield Tims, an early Franklin County settler. The ford was used until about 1885 when the Tims Ford Bridge was constructed across the river.

Tims Ford Reservoir is a 10,680-acre impoundment on the Elk River at Mile 133.3 in Franklin and Moore Counties, Tennessee. Tims Ford Reservoir was completed in 1970 by TVA for the purposes of flood control, hydroelectric generation, recreation, and economic development.

The reservoir is 34 miles long at full pool and has a surface area of 10,680 acres. Water depth at the dam is 143 feet and the average depth is about 50 feet. Average annual discharges from Tims Ford Dam are about 940 cubic feet per second, resulting in a hydraulic residence time of about 280 days. Tims Ford Reservoir is designed for a useful controlled drawdown of 30 feet from 895 feet to 865 feet mean sea level for flood protection. Annual drawdowns average about 18 feet. Normal winter reservoir levels range from 865 to 873 feet, and normal summer levels are 883 to 888 feet. Maximum level is 895 feet. The hydroelectric plant has

two units: a generating unit rated at 45,000 kilowatts, 3,890 cubic feet per second (cfs), and a minimum flow unit rated at 39 kW, 74 cfs.

## **The Present Shoreland**

Today there are approximately 6,453 acres of Tims Ford Reservoir shoreland on which this project can plan future uses (above the 895-foot contour). TVA owns approximately 1,854 acres (above the 895-foot contour) and the balance of 4,599 acres are controlled by TDEC. This land includes about 220 miles of the total 275 miles of shoreline. The existing shoreline supports 51 developed subdivisions (TERDA and private) with the landrights to request private water-use facilities to the lake providing residential access fronting approximately 52 miles of shoreline. There are 13 areas which have a history of receiving residential access over public land to the shoreline through an annual permitting process. This constitutes approximately 1.7 miles of shoreline.

Tims Ford State Park, located on the Elk River and Lost Creek, contains approximately 1,680 acres (38 miles of shoreline), 20 public cabins, 50 campsites with tables, grills, and electrical and water hookups. A lakeside picnic area has 50 individual tables and grills plus two picnic shelters with fireplaces. Restrooms are provided on a playfield located nearby. The park operates a marina which provides equipment and supplies for boating and fishing, a boat launching ramp and dock, and rental boats. The marina also includes a snack bar, bait shop, and fish cleaning area. A double L-shaped swimming pool, one of the largest in the Tennessee State Park system, features a 12-foot diving pool, children's wading pool, bathhouse, and concession stand. There are five miles of paved trails for the hiker and cyclist to explore. Approximately 642,000 visitors came to the park in 1998. An 18-hole golf course, Bear Trace, opened in July 1999 which includes a pro shop and driving range. Two municipal parks on Tims Ford Reservoir property are Winchester City Park and Estill Springs Park. Seven public boat launching facilities and the Devil's Step Campground are also operated for public use. Two private marinas provide personal boat storage.

## **The Future**

Environmental quality issues have become increasingly important as population and demands on the environment increase. Tims Ford Lake is not a high industrial-use lake. Light industries exist from Winchester Industrial Park and private businesses near the municipalities. Agricultural impacts due to runoff containing commercial fertilizer, animal manure, and pesticides are greatest where slopes are greater than three percent and where agricultural operations are immediately adjacent to water bodies. Highways, especially those close to or crossing waterways, impact water quality due to storm water runoff. Capital investments in municipal and industrial wastewater treatment processes, since the adoption of the Clean Water Act in 1972, have resulted in significant improvements in the quality of point-source discharges into waterways and, in turn, have reduced water pollution. As growth continues, further improvements will be necessary.

Tims Ford Reservoir is a unique resource that can be enjoyed by many future generations. However, for it to be enjoyed in the future, it must be able to accommodate increased demands that are placed upon it, or some of those demands must be curtailed. How Tims Ford Reservoir can best accommodate these increased demands will depend on the actions of government, business and civic leaders within the region, those who come to enjoy Tims Ford Reservoir for varying purposes, and those who own land on or near its shoreline.

The future of Tims Ford Reservoir will be affected by trends and issues that extend far beyond its shoreline. Population growth, land development and community planning practices, a growing tourism and recreation economy, a growing diversity of recreational pursuits, as well as developments in upstream portions of the lower Elk River watershed will all affect the quality of experience Tims Ford Reservoir provides. Close attention must be given to reserving shorelands with unique or special qualities, properly managing and conserving the natural resources of the shoreline, and protecting different uses so they can be enjoyed by the public.

# Tims Ford Reservoir Land Planning Goals and Objectives

As previously stated, TVA's land management mission is to provide for customer-focused stewardship of TVA land and natural resources in order to:

- Establish policies and procedures for the land that is subject to the state's management that will ensure good conservation practices
- Prevent soil erosion and conduct reforestation and erosion controls
- Manage the Elk River watershed and protect the reservoir system
- Foster environmentally sustainable development in the region

This Plan focuses on TVA's mission by setting several goals.

- **TVA projects goal:** To maintain Tims Ford Dam and powerhouse for flood control, power production, and water supply.
- **Resource management goal:** To manage project land that has been deemed not suitable for development as natural habitats for the preservation and enhancement of natural resources for human appreciation and use and to protect sensitive resources.
- **Watershed management goal:** To help improve the condition of the watershed by monitoring conditions in streams and reservoirs and by partnering with local communities and others interested in watershed protection and improvement.
- **Economic development goal:** To develop a joint TVA and TDEC Land Management and Disposition Plan for the project lands above the 895-foot MSL contour line.
- **Recreational goal:** To manage TVA and TDEC lands for recreation activities.
- **Residential access goal:** To manage residential development and public land consistent with the decision in SMI.

Land planning objectives for Tims Ford Reservoir were developed by the Tims Ford Land Planning Team, using lake user and TVA staff input received during the scoping process.

**Scoping** is the issue-gathering phase of the environmental review process. The following objectives were used to allocate TVA land on Tims Ford Reservoir. They reflect the public's interest in Tims Ford Reservoir and TVA and TDEC 's desire to manage project land on Tims Ford Reservoir in the public's best interest and consistent with Public Chapter 816 .

## 1. Consider impacts on water quality as a result of the Tims Ford Project Lands allocations.

Water quality was the highest-ranking concern of respondents during the scoping process. Eighty-three percent of respondents indicated that water quality should be a high priority. This priority was taken into consideration during the allocation process. In recognition of this concern for water quality as well as the need to protect natural and sensitive



resources, the Plan allocates parcels containing 4,573 acres, to both Sensitive Resource Management and Natural Resource Conservation Zones. These zones comprise 71 percent of the plannable land on Tims Ford. This acreage is relatively consistent with previous land plans completed for mainstream reservoirs. In some cases, these lands are large parcels, and in others they are only narrow strips between backlying residential or agricultural uses. These strips provide a buffer for the reservoir from runoff and pollution associated with activities on backlying land.

**2. Provide a balanced approach for competing natural resources and residential development on Tims Ford Project Lands.**

The Plan is intended to provide a clear statement of how project land would be disposed of or managed in the future based on scientific, cultural, and economic principles and consistent with the language of Public Chapter 816 and the original congressional intent of the project. The Plan will seek to integrate land and water benefits, provide for optimum public benefit, and balance competing and sometimes conflicting resource goals. To help meet this objective, an interdisciplinary team (IDT) of specialists participated in the planning process, applying expertise and varied backgrounds toward the assessment of land use capability and suitability. Public input was also important in deciding on the proper balance of resource and land allocations. The IDT carefully considered existing uses of committed or previously conveyed lands.

The range of potential land use allocation zones provides a basic structure to achieve balance among recommended uses for TVA Project Operations (6.0 percent); Sensitive Resource Management (13.7 percent); Natural Resource Conservation (57.2 percent); Industrial/Commercial (1.0 percent); Recreation (8.9 percent); Residential Access/Development (12.7 percent); and Conservation Partnership (0.5%).

**3. Recommend allocations that are compatible with obligations under the TVA Act and other federal laws and presidential executive orders (i.e., protecting sensitive resources on project land).**

In making allocations, the Land Planning Team paid particular attention to threatened and endangered species, cultural resources, wetlands, unique habitats, natural areas, and distinctive visual resources. During the public scoping process, respondents to the questionnaire indicated that we should place a high priority on protection of these resources. The Plan identifies 9 parcels containing 881 acres of land with cultural, wetlands, significant natural areas, resources, habitat protection areas, and distinctive visual resources. To protect the sensitive resources, all of these parcels of land are allocated to Sensitive Resource Management, Zone 3. These parcels may be used for other purposes, such as informal recreation opportunities and natural resource conservation activities; however, protection of the sensitive resource would be the primary management goal when considering other compatible land uses for the parcel. Each

parcel has been reviewed to ensure the recommended allocations are consistent with obligations under the National Historic Preservation Act (NHPA), Archaeological Resources Protection Act (ARPA), Wetlands Protection and Floodplain Management Executive Orders, and the Endangered Species Act.

**4. Ensure public access for recreational activities.**

During the scoping process, 51 percent of respondents felt more land was needed to support informal recreational areas. High priorities were placed on lodging, public land, and boat ramps for recreational use. The Plan allocates 3,691 acres (57 percent of plannable land) to Natural Resource Conservation, Zone 4, which includes informal recreation as a component and compatible use. The Plan further allocates 573 acres (8.9 percent of total acreage) to Recreation, Zone 6. Approximately 1,680 acres are included in Tims Ford State Park, 92 acres in Winchester City Park, 12.8 acres in Estill Springs, and 39 acres in Devil's Step Campground.

**5. Preserve and maintain the aesthetic/scenic beauty of the reservoir.**

The scoping results indicated that respondents felt additional land was needed for hiking trails, natural areas, public lands, shoreline conservation and observation areas. There were 335 specific comments regarding the value of protecting and enhancing aesthetic and scenic beauty on Tims Ford. Therefore, 50 parcels were allocated to sensitive resource management and natural resource conservation to ensure that sensitive resources are protected and the scenic beauty of Tims Ford Reservoir is preserved.

**6. Maintain residential access in areas that are currently available for access.**

There are two types of subdivisions on Tims Ford. 1.) TERDA developed subdivisions with existing landrights allowing water-use facilities. 2.) Subdivisions that adjoin project lands that do not have landrights. In these areas, TERDA previously permitted water-use facilities. These subdivisions together comprise 152 acres and approximately 22 miles of shoreline.

**7. Establish a wider shoreline buffer zone to enhance the riparian zone and to ensure long-term maintenance of the shoreline.**

During the public comment process numerous comments were received identifying public concerns relating to water quality and conservation of the shoreline. Many of these areas are narrow strips of public land that do not provide adequate buffer areas from the adjoining private land. Further, many commentors stated that because of the close proximity to the water's edge, they had a well-founded expectation of gaining water access. This presents unique management challenges, not only from an administrative perspective, but from a resource conservation perspective. Establishing a wider shoreline buffer area would benefit water quality, shoreline habitat, and shoreline aesthetics while reducing shoreline erosion. This can be accomplished through Shoreline Protection Partnerships with adjoining owners to ensure long-term maintenance and enhancement of the riparian zone. In return for conservation partnership easements granted by adjacent private

property owners, TVA would consider requests for limited community water-use facilities. Zone 8 (Conservation Partnership) includes 32.4 acres (0.5 percent of total acreage) and 9 miles of shoreline.

**8. Consider parcels of land where disposals and acquisitions of land might be feasible.**

Public Chapter 816 urges TDEC to dispose of all properties previously belonging to TERDA as expeditiously as practical and lawful. Past planning documents, models (i.e., slope analysis, adjacent land use, accessibility, utilities, etc.), and field investigations were performed to determine development potential. The criteria for land management and disposal is being developed jointly by TVA and TDEC.

## Parcel Allocations

### Allocation Team Participants

The Tims Ford Reservoir allocation and followup meetings were held in February 1999.

Participants included:

Don Allsbrooks	TVA	Resource Stewardship, West Region Biologist
Chuck Arnold	TDEC	Chief of Finance and Systems
Spencer Boardman	TVA	Reservoir Land Planning Manager
Bob Buchanan	TVA	Economic Development
Ronnie Cornhill	TVA	Wheeler Watershed Team
Nick Fielder	TDEC	State Archaeologist
Sherry Glenn	TDEC	Division of Recreation Resources
Roy Jensen	TDEC	Division of State Parks
Kim Kirk	TDEC	Office of General Counsel
Randy McCann	TVA	Wheeler Watershed Team
Sam Perry	TVA	Landscape Architect
George Reed	TDEC	Winchester Office
Bob Rees	TDEC	Tims Ford State Park Manager
Helen Rucker	TVA	Resource Stewardship, West Region Environmental Scientist
Dave Schmidt	TVA	Wheeler Watershed Team

### Allocation Process

During the allocation meeting, the characteristics of each parcel (i.e., location and existing conditions) were discussed. As explained in the introduction to this Plan, the allocation team honored all existing commitments—that is, existing leases, licenses, and easements. Land with identified sensitive resources was placed in the Sensitive Resource Management Zone. Allocation to the Residential Access Zone was based on SMI data. The remaining parcels were allocated based on reservoir planning objectives and TVA-requested land uses, which were developed with public input. Decisions were made by consensus. Unresolved issues were tabled for further research and discussion. During the allocation meeting, the planning team allocated the plannable land to one of eight planning zones defined as indicated in Table 1.

<b>Table 1. Land Use Allocations for the Tims Ford Land Management and Disposition Plan</b>		
(The highlighted parcels were committed early in the land planning process due to existing commitments or sensitive resources)		
<b>Parcel</b>	<b>Proposed Land Use Zone</b>	<b>Acres</b>
<b>1</b>	<b>2 - Project Operations</b>	<b>386.4</b>
2	4- Natural Resource Conservation	134.5
3	6 - Recreation	110.4
4	4 - Natural Resource Conservation	26.8
5	7 - Residential Access	12.7
6	4 - Natural Resource Conservation	9.9
6-1	8 - Conservation Partnership	0.4
7	7 - Residential Access	156.5
7A	5 - Industrial/Commercial	0.2
8	4 - Natural Resource Conservation	186.5
8-1	8 - Conservation Partnership	1.2
8-2	8 - Conservation Partnership	0.6
9	7 - Residential Access	1.1
10	6 - Recreation	3.4
11	6 - Recreation	9.3
12	4 - Natural Resource Conservation	79.9
13	4 - Natural Resource Conservation	23.9
14	4 - Natural Resource Conservation	118.6
15	3 - Sensitive Resource Management	198.6
16	4 - Natural Resource Conservation	14.0
17	7 - Residential Access	15.4
18	4 - Natural Resource Conservation	17.2
18-1	8 - Conservation Partnership	0.4
18-2	8 - Conservation Partnership	0.4
19	6 - Recreation	45.8
20	4 - Natural Resource Conservation	497.3
20-1	8 - Conservation Partnership	0.1
20-2	8 - Conservation Partnership	0.3

<b>Table 1. Land Use Allocations for the Tims Ford Land Management and Disposition Plan</b>		
(The highlighted parcels were committed early in the land planning process due to existing commitments or sensitive resources)		
<b>Parcel</b>	<b>Proposed Land Use Zone</b>	<b>Acres</b>
20-3	8 - Conservation Partnership	0.3
21	7 - Residential Access	3.8
22	4 - Natural Resource Conservation	44.3
22-1	8 - Conservation Partnership	0.3
22-2	8 - Conservation Partnership	0.4
22-3	8 - Conservation Partnership	0.8
22-4	8 - Conservation Partnership	0.3
22-5	8 - Conservation Partnership	0.6
23	6 - Recreation	23.6
24	4 - Natural Resource Conservation	66.9
25	7 - Residential Access	6.3
26	4 - Natural Resource Conservation	138.4
26-1	8 - Conservation Partnership	1.4
27	6 - Recreation	61.0
28	4 - Natural Resource Conservation	274.9
28-1	8 - Conservation Partnership	1.0
28-2	8 - Conservation Partnership	0.3
29	7 - Residential Access	1.7
<b>30</b>	<b>6 - Recreation</b>	<b>32.4</b>
31	7 - Residential Access	176.1
32	6 - Recreation	89.3
33	4 - Natural Resource Conservation	297.8
33-1	8 - Conservation Partnership	0.8
34	4 - Natural Resource Conservation	418.0
34-1	8 - Conservation Partnership	1.4
34-2	8 - Conservation Partnership	0.1
35	6 - Recreation	1.7
36	7 - Residential Access	204.6
37	4 - Natural Resource Conservation	376.6

<b>Table 1. Land Use Allocations for the Tims Ford Land Management and Disposition Plan</b>		
(The highlighted parcels were committed early in the land planning process due to existing commitments or sensitive resources)		
<b>Parcel</b>	<b>Proposed Land Use Zone</b>	<b>Acres</b>
38	7 - Residential Access	5.7
39	4 - Natural Resource Conservation	45.8
39-1	8 - Conservation Partnership	0.4
39-2	8 - Conservation Partnership	0.2
40	4 - Natural Resource Conservation	82.0
40-1	8 - Conservation Partnership	0.6
40-2	8 - Conservation Partnership	0.3
40-3	8 - Conservation Partnership	1.9
40-4	8 - Conservation Partnership	0.2
40-5	8 - Conservation Partnership	0.5
41	3 - Sensitive Resource Management	461.7
42	4 - Natural Resource Conservation	366.3
43	3 - Sensitive Resource Management	83.3
44	4 - Natural Resource Conservation	57.7
45	4 - Natural Resource Conservation	0.3
46	7 - Residential Access	111.2
47	4 - Natural Resource Conservation	8.3
48	7 - Residential Access	4.2
49	7 - Residential Access	3.1
49A	4 - Natural Resource Conservation	0.7
50	4 - Natural Resource Conservation	8.3
50-1	8 - Conservation Partnership	0.7
50-2	8 - Conservation Partnership	0.4
51	7 - Residential Access	48.9
52	4 - Natural Resource Conservation	24.6
52-1	8 - Conservation Partnership	0.6
52-2	8 - Conservation Partnership	0.8
52-3	8 - Conservation Partnership	0.5
52-4	8 - Conservation Partnership	0.9
53	3 - Sensitive Resource Management	29.5

<b>Table 1. Land Use Allocations for the Tims Ford Land Management and Disposition Plan</b>		
(The highlighted parcels were committed early in the land planning process due to existing commitments or sensitive resources)		
<b>Parcel</b>	<b>Proposed Land Use Zone</b>	<b>Acres</b>
54	7 - Residential Access	14.0
55	6 - Recreation	7.7
56	7 - Residential Access	14.5
57	4 - Natural Resource Conservation	38.7
57-1	8 - Conservation Partnership	1.2
57-2	8 - Conservation Partnership	1.5
58	7 - Residential Access	6.0
59	4 - Natural Resource Conservation	19.7
59A	7 - Residential Access	0.9
60	7 - Residential Access	4.7
61	6 - Recreation	3.1
62	4 - Natural Resource Conservation	3.7
63	3 - Sensitive Resource Management	80.8
64	4 - Natural Resource Conservation	18.7
65	3 - Sensitive Resource Management	3.7
66	4 - Natural Resource Conservation	13.8
66-1	8 - Conservation Partnership	0.5
67	3 - Sensitive Resource Management	14.5
68	7 - Residential Access	5.4
69	4 - Natural Resource Conservation	12.5
69-1	8 - Conservation Partnership	0.2
70	3 - Sensitive Resource Management	4.2
71	4 - Natural Resource Conservation	13.2
71-1	8 - Conservation Partnership	1.2
71-2	8 - Conservation Partnership	0.5
71-3	8 - Conservation Partnership	1.4
71-4	8 - Conservation Partnership	0.5
71-5	8 - Conservation Partnership	0.4
72	3 - Sensitive Resource Management	4.7



<b>Table 1. Land Use Allocations for the Tims Ford Land Management and Disposition Plan</b>		
(The highlighted parcels were committed early in the land planning process due to existing commitments or sensitive resources)		
<b>Parcel</b>	<b>Proposed Land Use Zone</b>	<b>Acres</b>
73	4 - Natural Resource Conservation	11.7
73-1	8 - Conservation Partnership	0.9
73-2	8 - Conservation Partnership	0.7
<b>73A</b>	<b>6 - Recreation</b>	<b>2.3</b>
74	7 - Residential Access	11.8
75	4 - Natural Resource Conservation	112.0
76	6 - Recreation	131.5
77	4 - Natural Resource Conservation	59.3
77-1	8 - Conservation Partnership	0.2
77-2	8 - Conservation Partnership	1.1
77-3	8 - Conservation Partnership	0.2
78	5 - Industrial/Commercial Development	12.8
79	6 - Recreation	27.6
79A	4 - Natural Resource Conservation	8.3
79B	5 - Industrial/Commercial Development	48.8
80	6 - Recreation	23.7
81	4 - Natural Resource Conservation	18.6
81-1	8 - Conservation Partnership	0.8
82	7 - Residential Access	2.0
83	5 - Industrial/Commercial Development	5.5
84	7 - Residential Access	1.0
84A	7 - Residential Access	2.7
84B	7 - Residential Access	2.1
85	4 - Natural Resource Conservation	8.7
86	4 - Natural Resource Conservation	9.7
86-1	8 - Conservation Partnership	0.2
86-2	8 - Conservation Partnership	1.1
87	7 - Residential Access	3.1

<b>Table 1. Land Use Allocations for the Tims Ford Land Management and Disposition Plan</b>		
(The highlighted parcels were committed early in the land planning process due to existing commitments or sensitive resources)		
<b>Parcel</b>	<b>Proposed Land Use Zone</b>	<b>Acres</b>
88	4 - Natural Resource Conservation	23.5
88-1	8 - Conservation Partnership	0.4
88-2	8 - Conservation Partnership	0.4
89	7 - Residential Access	1.0

In cases where water-use facilities were previously approved by TVA in zones other than 7 (residential access/development) these facilities will be allowed to be maintained at their approved size. However, requests to expand these facilities or to construct additional facilities will not be considered.

The table below gives standard zone definitions for all TVA reservoirs. Some of the described uses in these definitions may not be applicable to Tims Ford. Zones 7 and 8 have been customized to reflect unique contractual agreements applicable only to Tims Ford.

<b>Table 2. Land Use Zone Definitions</b>	
<b>Zone</b>	<b>Definition</b>
<b>Zone 1 Non-TVA/TDEC Shoreland</b>	<p>Shoreland located above summer pool elevation but below the 500-year flood elevation that is subject to Section 26a permitting that TVA or TDEC does not own in fee or land never purchased by TERDA or TVA. TVA and TDEC are not allocating private or other non-project land. This category is provided to assist in comprehensive evaluation of potential environmental impacts of TVA and TDEC’s allocation decision. Non-project shoreline includes:</p> <ul style="list-style-type: none"> <li>• <b>Flowage easement land</b>—e.g., privately or publicly owned land where TVA has purchased the right to flood and/or limit structures. Flowage easements are generally purchased to a contour elevation. Shoreline management policy (SMP) guidelines discussed in the definition of Zone 7 apply to the construction of water-use facilities fronting flowage easement residential development. SMP Guidelines addressing land based structures and vegetation management do not apply. (There is no flowage easement on Tims Ford.)</li> <li>• <b>Privately owned reservoir land</b>—Including, but not limited to, residential, industrial/commercial, or agricultural. (There is no privately owned reservoir land below the 500-year flood elevation on Tims Ford.)</li> </ul>
<b>Zone 2 TVA Project Operations</b>	<p>All project land currently used for TVA operations and public works projects includes:</p> <ul style="list-style-type: none"> <li>• <b>Land adjacent to established navigation operations</b>—Locks, lock operations and maintenance facilities, and the navigation workboat dock and bases.</li> <li>• <b>Land used for TVA power projects operations</b>—Generation facilities, switchyards, and transmissions facilities and rights-of-way.</li> <li>• <b>Dam reservation land</b>—Areas used for developed and dispersed recreation, maintenance facilities, Watershed Team offices, research areas, and visitor centers.</li> <li>• <b>Navigation safety harbors/landings</b>—Sites used for tying off commercial barge tows and recreational boats during adverse weather conditions or equipment malfunctions.</li> <li>• <b>Navigation dayboards and beacons</b>—Areas with structures placed on the shoreline to facilitate navigation.</li> <li>• <b>Public works projects</b>—Includes fire halls, public water intakes, and public treatment plants, etc. (These projects are placed in this category as a matter of convenience and may not relate specifically to TVA projects.)</li> <li>• <b>Land planned for any of the above uses in the future.</b></li> </ul>

<b>Table 2. Land Use Zone Definitions</b>	
<b>Zone</b>	<b>Definition</b>
<b>Zone 3 Sensitive Resource Management</b>	<p>Land managed for protection and enhancement of sensitive resources. Sensitive resources, as defined by TVA and TDEC, include resources protected by state or federal law or executive order and other land features/natural resources TVA and TDEC consider important to the area viewscape or natural environment. Natural resource activities such as hunting, wildlife observation, and camping on undeveloped sites can occur in this zone; but the overriding focus is protecting and enhancing the sensitive resource the site supports. Areas included are:</p> <ul style="list-style-type: none"> <li>• TVA/TDEC-designated sites with potentially <b>significant archeological resources</b>.</li> <li>• Project lands with <b>sites/structures listed on or eligible for listing on the National Register of Historic Places</b>.</li> <li>• <b>Wetlands</b>, i.e., aquatic bed, emergent, forested, and scrub-shrub wetlands as defined by TVA and TDEC.</li> <li>• <b>Project land under easement, lease, or license to other agencies/individuals for resource protection purposes</b>.</li> <li>• <b>Project land fronting land owned by other agencies/individuals</b> for resource protection purposes.</li> <li>• <b>Habitat Protection Areas</b>—These are areas managed by TVA and TDEC to protect populations of species identified as threatened or endangered by the U.S. Fish and Wildlife Service (USFWS), state-listed species, and any unusual or exemplary biological communities/geological features.</li> <li>• <b>Ecological Study Areas</b>—These are designated areas that are suitable for ecological research and environmental education by a recognized authority or agency. Areas typically contain plant or animal populations of scientific interest or are of interest to an educational institution that would utilize the area.</li> <li>• <b>Small Wild Areas</b>—These are areas managed by TVA or TDEC or in cooperation with other public agencies or private conservation organizations to protect exceptional natural, scenic, or aesthetic qualities that can also support dispersed, low-impact types of outdoor recreation.</li> <li>• <b>River corridor with sensitive resources</b>—A river corridor is a linear greenspace along both streambanks of selected tributaries entering a reservoir managed for light boat access at specific sites, riverside trails, and interpretive activities. These areas will be included in Zone 3 when identified sensitive resources are present.</li> <li>• <b>Significant scenic areas</b>—These are areas designated for visual protection because of their unique vistas or particularly scenic qualities.</li> </ul>

<b>Table 2. Land Use Zone Definitions</b>	
<b>Zone</b>	<b>Definition</b>
<b>Zone 3 Sensitive Resource Management (continued)</b>	<ul style="list-style-type: none"> <li>• <b>Champion tree site</b>—These are designated by TVA or TDEC as sites that contain the largest known individual tree of its species in that state.</li> <li>• <b>Other sensitive ecological areas</b>—Examples of these areas include heron rookeries, nest colonies, and unique cave or karst formations.</li> <li>• <b>Land planned for any of the above uses in the future.</b></li> </ul>
<b>Zone 4 Natural Resource Conservation</b>	<p>Land managed for the enhancement of natural resources for human use and appreciation. Management of resources is the primary focus of this zone. Appropriate activities in this zone include hunting, timber harvest, wildlife observation, and camping on undeveloped sites. Areas included are:</p> <ul style="list-style-type: none"> <li>• <b>Project land under easement, lease, or license</b> to other agencies for wildlife or forest management purposes.</li> <li>• <b>Project land fronting land owned by other agencies</b> for wildlife or forest management purposes.</li> <li>• <b>Project land</b> managed for wildlife or forest management purposes.</li> <li>• <b>Informal recreation areas</b> maintained for passive, dispersed recreation activities such as hunting, hiking, bird watching, photography, primitive camping, bank fishing, and picnicking.</li> <li>• <b>Shoreline Conservation Areas</b>—Narrow riparian strips of vegetation between the water’s edge and TVA/TDEC’s backlying property that are managed for wildlife, water quality, or visual qualities.</li> <li>• <b>Wildlife Observation Areas</b>—Areas with unique concentrations of easily observed wildlife that are managed as public wildlife observation areas.</li> <li>• <b>River corridor without sensitive resources present</b>—A river corridor is a linear greenspace along both streambanks of selected tributaries entering a reservoir managed for light boat access at specific sites, riverside trails, and interpretive activities. River corridors will be included in Zone 4 unless sensitive resources are present (see Zone 3).</li> <li>• <b>Islands of 10 acres or less.</b></li> <li>• <b>Land planned for any of the above uses in the future.</b></li> </ul>
<b>Zone 5 Industrial/ Commercial Development</b>	<p>Land managed for economic development purposes. Areas included are:</p> <ul style="list-style-type: none"> <li>• <b>Project land under easement, lease, or license to other agencies/individuals</b> for industrial or commercial purposes.</li> <li>• <b>Project land fronting land owned by other agencies/individuals</b> for industrial or commercial purposes.</li> <li>• <b>Sites planned for future industrial use.</b></li> </ul>

<b>Table 2. Land Use Zone Definitions</b>	
<b>Zone</b>	<b>Definition</b>
<b>Zone 5 Industrial/ Commercial Development (continued)</b>	<p>Types of development that can occur on this land are:</p> <ul style="list-style-type: none"> <li>• <b>Business parks</b>—Project waterfront land which supports industrial or commercial development.</li> <li>• <b>Industrial access</b>—Access to the waterfront by backlying property owners across TVA property for water intakes, wastewater discharge, or conveyance of commodities (i.e., pipelines, rail, or road). Barge terminals are associated with industrial access corridors.</li> <li>• <b>Barge terminal sites</b>—Public or private facilities used for the transfer, loading, and unloading of commodities between barges and trucks, trains, storage areas, or industrial plants.</li> <li>• <b>Fleeting areas</b>—Sites used by the towing industry to switch barges between tows or barge terminals which have both off-shore and on-shore facilities.</li> <li>• <b>Minor commercial landing</b>—A temporary or intermittent activity that takes place without permanent improvements to the property. These sites can be used for transferring pulpwood, sand, gravel, and other natural resource commodities between barges and trucks.</li> </ul> <p>(Commercial recreation uses, such as marinas and campgrounds, are included in Zone 6.)</p>
<b>Zone 6 Recreation and State Park Expansion</b>	<p>All reservoir land managed for concentrated, active recreation activities that require capital improvement and maintenance, including:</p> <ul style="list-style-type: none"> <li>• <b>Project land under easement, lease, or license to other agencies/individuals</b> for recreational purposes.</li> <li>• <b>Project land fronting land owned by other agencies/individuals</b> for recreational purposes.</li> <li>• <b>Project land developed for recreational purposes</b> such as campgrounds, day use areas, etc.</li> <li>• <b>Project planned for any of the above uses in the future.</b></li> </ul> <p>Types of development that can occur on this land include:</p> <ul style="list-style-type: none"> <li>• <b>Commercial recreation</b>, e.g., marinas, boat docks, resorts, campgrounds, and golf courses.</li> <li>• <b>Public recreation</b>, e.g., local, state and federal parks, and recreation areas.</li> <li>• <b>Greenways</b>—Linear parks located along natural features such as lakes or ridges, or along manmade features including abandoned railways or utility rights-of-way, which link people and resources together.</li> <li>• <b>Water access sites</b>, e.g., boat ramps, courtesy piers, canoe access, fishing piers, vehicle parking areas, picnic areas, trails, toilet facilities, and information kiosks.</li> </ul>

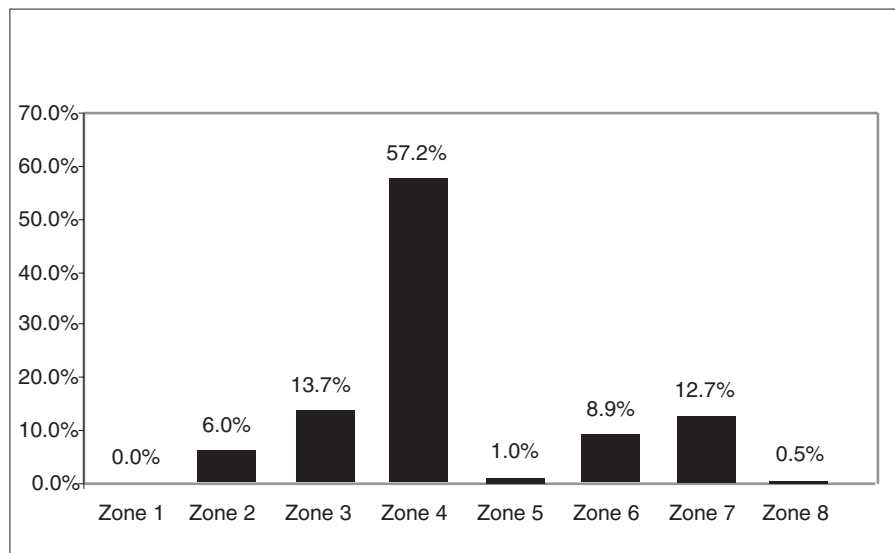
<b>Table 2. Land Use Zone Definitions</b>	
<b>Zone</b>	<b>Definition</b>
<b>Zone 7 Residential Access or Residential Development</b>	<p><b>Access</b> Project lands where Section 26a applications and other land use approvals for residential shoreline alterations are considered. Requests for residential shoreline alterations are considered on parcels identified in this zone where such use was previously considered and where the proposed use would not conflict with the interests of the general public. Under the Plan, residential access would be categorized based on the presence of navigation restrictions and sensitive ecological resources such as endangered or threatened species, wetlands, and archaeological and historic sites. The categories are: (1) Shoreline Protection*, for shoreline segments that support sensitive ecological resources, such as federally-listed threatened or endangered species, high priority state-listed species, wetlands with high function and value, archaeological or historical sites of national significance, or which contain navigation restrictions; (2) Residential Shoreline Mitigation, for shoreline segments where resource conditions or navigation conditions would require special analysis and perhaps specific mitigation measures, or where additional data are needed; and (3) Managed Residential Shoreline, where no known sensitive resources exist. Types of development/management that could occur on this land are:</p> <ul style="list-style-type: none"> <li>• <b>Residential water-use facilities</b>, e.g., docks, piers, launching ramps/driveways, marine railways, boathouses, enclosed storage space, and nonpotable water intakes.</li> <li>• <b>Residential access corridors</b>, e.g., pathways, wooden steps, walkways, or mulched paths which can include portable picnic tables and utility lines.</li> <li>• <b>Shoreline stabilization</b>, e.g., bioengineering and riprap.</li> <li>• <b>Shoreline vegetation management</b> on TVA-owned residential access shoreland.</li> <li>• <b>Conservation partnership easements</b> for protection of the shoreline.</li> <li>• <b>Other activities</b>, e.g., fill, excavation, grading, etc.</li> </ul> <p>*Docks and other shoreline development are not permitted on land that is verified as Shoreline Protection subsequent to TVA review.</p> <p><b>Residential Development</b> Project lands available from TDEC for residential development. TVA will retain a 50-foot buffer above the 895-foot contour fronting this land to benefit water quality, shoreline habitat, and shoreline aesthetics while minimizing shoreline erosion. Only community water-use facilities may be considered. Requests for community water-use facilities must be submitted to TVA for Section 26a review either by a developer (provided lots have not been sold) or by a state-chartered home owners association. Under the Plan, shoreline fronting residential development would be categorized based on the presence of navigation restrictions and sensitive ecological resources</p>

<b>Table 2. Land Use Zone Definitions</b>	
<b>Zone</b>	<b>Definition</b>
<b>Zone 7 Residential Access or Residential Development (continued)</b>	<p>such as endangered or threatened species, wetlands, and archaeological and historic sites. The categories are: (1) Shoreline Protection*, for shoreline segments that support sensitive ecological resources, such as federally-listed threatened or endangered species, high priority state-listed species, wetlands with high function and value, archaeological or historical sites of national significance, or which contain navigation restrictions; (2) Residential Shoreline Mitigation, for shoreline segments where resource conditions or navigation conditions would require special analysis and perhaps specific mitigation measures, or where additional data are needed; and (3) Managed Residential Shoreline, where no known sensitive resources exist. Types of development/management that could occur, subject to prior TVA approval are:</p> <ul style="list-style-type: none"> <li>• <b>Community water-use facilities</b>, e.g., docks, boatslips, courtesy piers, launching ramp, and nonpotable water intakes.</li> <li>• <b>Community access corridors</b>, e.g., pathways, wooden steps, walkways, or mulched paths which can include portable picnic tables and utility lines.</li> <li>• <b>Shoreline stabilization</b>, e.g., bioengineering and riprap.</li> <li>• <b>Conservation partnership easements</b> for protection of the shoreline.</li> <li>• <b>Other activities</b>, e.g., fill, excavation, grading, etc.</li> <li>• <b>Vegetation management</b> consistent with SMP on the TVA land.</li> <li>• <b>View corridor management</b> on TVA-owned residential development land as described below: <ul style="list-style-type: none"> <li>– Clearing of trees and other vegetation would be considered to create and maintain a view corridor that could be up to 20 feet wide. The corridor would extend from the common boundary between TVA and the adjacent landowner to the water at normal summer pool.</li> <li>– The view corridor is located in a way that minimizes removal of trees or other vegetation with high quality wildlife value on TVA land.</li> <li>– Grass may be planted and mowed within the view corridor.</li> <li>– Stone, brick, mulch or wooden paths, walkways, and/or steps are allowed within an approved view corridor.</li> <li>– Within the view corridor, clearing of understory plants specified by TVA (such as poison ivy, Japanese honeysuckle, kudzu) would be considered.</li> <li>– Planting of native trees, shrubs, wildflowers, and ground covers would be allowed to improve or enhance the vegetative cover.</li> <li>– Pruning of side limbs of trees to enhance the view of the lake would be considered within the view corridor.</li> <li>– Application of fertilizers and herbicides would not be allowed within 50 feet of the normal summer pool.</li> </ul> </li> </ul> <p>*Docks and other shoreline development are not permitted on land that is verified as Shoreline Protection subsequent to TVA review.</p>



<b>Table 2. Land Use Zone Definitions</b>	
<b>Zone</b>	<b>Definition</b>
<b>Zone 8 Conservation Partnership</b>	<p>Narrow strips of public shoreland that could be used to help establish a wider shoreline buffer zone to benefit the environment. This would be accomplished through establishment of conservation partnerships with adjacent private property owners resulting in conservation partnership easements. Increasing the shoreline buffer area would benefit water quality, shoreline habitat, and shoreline aesthetics while reducing shoreline erosion.</p> <p>To ensure long-term maintenance and enhancement of the riparian zone, a 100-foot-deep conservation partnership easement (from the 895-foot contour) consisting of TVA and privately owned land would be conveyed to TVA from the Shoreline Protection Partners in exchange for TVA consideration of requests for limited community water-use facilities on public land. The easement would run with the land making the subsequent sale of the private property containing the shoreline buffer subject to TVA's easement interest in the land as long as a Section 26a permit for a water-use facility exists. The shoreline protection easement will be recorded at the county courthouse.</p> <p>This area would have harbor limits established consistent with SMP and could contain, depending on site restrictions, facilities associated with a community dock. A maximum of 2000 square-foot (footprint) of facility (dock) area would be allowed. The facility would be located in such a manner as to avoid any sensitive areas if identified during the Section 26a review process. Examples of community facilities/activities that could be considered in Zone 8 are:</p> <ul style="list-style-type: none"> <li>• courtesy pier</li> <li>• boatslip</li> <li>• dock</li> <li>• shoreline stabilization where needed to reduce erosion (such as bioengineering and riprap)</li> </ul>

**Figure 1. Tims Ford Reservoir Land Management and Disposition Plan  
Percent of Land Allocated by Zone**



- Zone 1 - Non-TVA Land - 0%
- Zone 2 - Project Operations - 6.0%
- Zone 3 - Sensitive Resource Management - 13.7%
- Zone 4 - Natural Resource Conservation - 57.2%
- Zone 5 - Industrial/Commercial - 1.0%
- Zone 6 - Recreation - State Park Expansion - 8.9%
- Zone 7 - Residential Access - Residential Development - 12.7%
- Zone 8 - Conservation Partnership - 0.5%



## Parcel Descriptions

(See Exhibit 1 map)

Note: Parcel descriptions have the total acreage listed as well as the TVA land below the 895-foot contour. Acreage below the 895-foot contour will be retained by TVA to meet flood control, power generation, and other uses deemed by TVA to be essential for operation of the Tims Ford Project.

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### **Parcel 1 - (391.1 Acres) - (Above 895 = 386.4; Below 895 = 4.7)**

#### *Zone 2, Project Operations*

This parcel is located on both the left and right banks of Elk River mile 133.0 and is known as the Tims Ford Dam Reservation. It includes Tims Ford Dam facilities and a visitor's overlook. It is used primarily by fishermen and sightseers. The Tims Ford Dam launching ramp and parking area are located on the most southerly portion of this parcel. Located immediately below the dam at Highway 50 Bridge is a river access area with public parking. This access area is used extensively by trout fishermen and is stocked by the Tennessee Wildlife Resources Agency (TWRA) Fayetteville hatchery. Kitchens Cemetery is located on the west side of the parcel, just below the dam. There are 80 acres of land currently licensed for agricultural use. The right bank is a steep forested ridge line. The left bank is a mixture of hardwoods and open areas. A grouting project was conducted in 1997 to repair rim leakage along the right bank. This parcel was placed in Zone 2, Project Operations, because it has been used historically for operation and maintenance of the dam and hydro facilities and for public use. Requests for water-use facilities will not be considered.

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### **Parcel 2 - (143.0 Acres) - (Above 895 =134.5; Below 895 = 8.5)**

#### *Zone 4, Natural Resource Conservation*

This parcel is located on the right bank of Elk River from river mile 134.0 to 135.2. There are 20 acres of land currently licensed for agricultural use. Public access is restricted to a field road crossing the TVA Dam Reservation off Galloway Road. This access is located downstream and adjacent to TERDA development Beech Hill Subdivision. Topography ranges from moderate to steep slopes. This parcel was placed in Zone 4 to protect wildlife habitat and shoreline vegetation. This parcel also serves as a buffer between the dam reservation and adjoining Beech Hill Subdivision. This forested shoreline contributes to the ecology of the reservoir by providing food and habitat for diverse populations of plants and animals. Trees and understory vegetation protect water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake. They also provide shade, cover, and a food source for fish. Their roots help bind soil particles together and minimize soil erosion. In addition, vegetation preserves shoreline beauty for lake users. Requests for water-use facilities will not be considered.

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**Parcel 3 - (120.2 Acres) - (Above 895 = 110.4; Below 895 = 9.8)**

*Zone 6, Recreation*

This parcel is located on both banks of Anderton Branch, a tributary to Lost Creek. Anderton Branch Public Use Area is located on the southern portion with public access available from Galloway Lane. A right-of-way easement was granted to TVA for an undeveloped road right-of-way from Majors Cemetery Road. This road meanders across private land and parallel to TVA marker 4-44 to 4-45 onto the parcel, then again parallel to markers 4-46 to 4-47. The TERDA developed Beech Hill Subdivision is located east of this parcel and Tims Ford State Park to the north. This parcel is characterized by steep forested slopes. The state park has expressed an interest in this parcel because it compliments and protects this unique cove and adjoining park property. This parcel was placed in Zone 6 because of existing recreational development and the proximity of the parcel to Tims Ford State Park. Future uses of this parcel will be delineated through TDEC's Park Management Plan for Tims Ford State Park. The Park Management Plan planning process will evaluate and identify appropriate land uses within the state park based on local needs and priorities. The planning process will assess optimum recreation opportunities while protecting and preserving the natural, cultural, and aesthetic values of the park land. There are existing facilities on this parcel that will be grandfathered under SMI unless they are determined to be violations, but requests for additional water-use facilities will not be considered.

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**Parcel 4 - (31.2 Acres) - (Above 895 = 26.8; Below 895 = 4.4)**

*Zone 4, Natural Resource Conservation*

This parcel is located on the right bank of Lost Creek at mile 2.2 with the southern portion joining Tims Ford State Park. There is no public access to this parcel. The parcel surrounds a small unnamed embayment with slopes ranging from steep to moderate. This parcel was placed in Zone 4 to protect valuable wildlife habitat and shoreline vegetation. It also serves as a buffer between adjacent state park property to the south and Lost Creek Heights Subdivision to the north. This forested zone along the shoreline contributes to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. Trees and understory vegetation protect water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake. They also provide shade, cover, and a food source for fish. Their roots help bind soil particles together and minimize soil erosion. In addition, vegetation preserves shoreline beauty for lake users. An existing facility on this parcel, owned by an adjacent property owner, will be grandfathered by SMI. Also, an existing agreement (April, 1984) will continue to be honored. Requests for additional water-use facilities not included under this agreement will not be considered.

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**Parcel 5 - (16.2 acres) - (Above 895 = 12.7; Below 895 = 3.4)**

*Zone 7, Residential Access*

This parcel is located in two sections. The first section is mowed pasture and fronts Lost Creek Heights Estates between TVA markers 6-53 to 6-57. It is located in Lost Creek upstream of Parcel 4 and directly across from Ridgeville Subdivision. This private subdivision has an unusually wide expanse of public land between the private property line and the lake. The second section is located in Hasty Hollow and fronts both Lee Gray Subdivision and TVA markers 6-34 to 6-43. Both subdivisions have historically been considered for water-use facilities. Parcel 5 was placed in Zone 7 due to existing residential development. Requests for additional water-use facilities will be considered.

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**Parcel 6 - (11.5 Acres) - (Above 895 = 9.9; Below 895 = 1.6)**

*Zone 4, Nature Resource Conservation*

This parcel is located on the right bank of Hasty Hollow and serves as a buffer for Lost Creek Heights Estates. It extends to TVA marker 6-46. Portions of this parcel have been rezoned to Zone 8, Conservation Partnership. For more specific information, please see parcel description 6-1 and Exhibit 1 map. Terrain is forested and steep. This parcel was placed in Zone 4 to protect wildlife habitat and shoreline vegetation. This forested zone along the shoreline contributes to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. Trees and understory vegetation protect water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake. They also provide shade, cover, and a food source for fish. Their roots help bind soil particles together and minimize soil erosion. In addition, vegetation preserves shoreline beauty for lake users. Requests for water-use facilities will not be considered.

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**Parcel 6-1 - (0.8 Acres) - (Above 895 = 0.4; Below 895 = 0.4)**

*Zone 8, Conservation Partnership*

This parcel is located on the right bank of Lost Creek between TVA marker numbers 6-43 and 6-46. The vegetation along the shoreline and the backlying land has been cleared. The shoreline consists of natural rock outcroppings with no shoreline erosion. This parcel is a narrow strip, 50 feet or less, between the 895-foot contour and the adjacent landowners. There are three acres of pasture land currently licensed for agricultural use. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the

environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel 7 - (162.4 acres) - (Above 895 = 156.5; Below 895 = 5.9)**

*Zone 7, Residential Development*

This parcel is located on the right bank of Lost Creek and is north of Lee Gray Subdivision. Public access is available from Beech Hill Road across the southern portion of Parcel 8. The terrain is mostly forested and steep. A water line easement to Jack Daniel's Distillery traverses this parcel. There are 68 acres of land currently licensed for agricultural use. A small fringe scrub/shrub wetland is located in the most northerly cove. An unnamed cemetery (No. 14) is located on the parcel. In addition, impacts should be avoided to the existing cemetery, wetlands, and water intake. An additional 50-foot buffer, above the 895-foot contour, would be transferred to TVA to maintain and enhance the shoreline management zone. Requests for water-use facilities will be considered but restricted to community facilities at designated locations due to resource concerns. Individual water-use facilities will not be considered.

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**Parcel 7A - (0.3 Acre) - (Above 895 = 0.2; Below 895 = 0.1)**

*Zone 5 - Industrial/Commercial*

This small parcel is located on the west shoreline of Lost Creek. It is the Jack Daniels Distillery water intake which also serves the city of Lynchburg. There is a pipeline going to this structure that is buried on Parcel 7 and the southern portion of Parcel 8. This parcel was placed in Zone 5 to reflect the current use of this facility which supports the distillery. Requests for private water-use facilities will not be considered.

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**Parcel 8 - (201.8 Acres) - (Above 895 = 186.5; Below 895 = 15.3)**

*Zone 4, Natural Resource Conservation*

This parcel is located in Lost Creek, upstream and downstream of Sanders Causeway. Portions of this parcel have been rezoned to Zone 8, Conservation Partnership. For more specific information, please see parcel descriptions 8-1, 8-2, and Exhibit 1 map. A portion south of Lost Creek Road and west of Parcel 7 does not have any shoreline. The southern portion of this parcel was purchased by TERDA to provide access for a waterline easement located across the parcel to Jack Daniel's Distillery. There are eight acres currently licensed for agricultural purposes, which overlap with Parcel 7. Moore County made a request for a road modification for public safety purposes at the intersection of Beech Hill Road. The request was approved and the road modification completed. Access is available via Lost Creek and Beech Hill Roads. Terrain is a combination of forested and open land with moderate to steep slopes. The northern portion upstream of Sanders Causeway is located on both banks of Lost Creek. Small forested wetlands and a state-listed plant are in several

locations. An uncommon, mature deciduous forest is also present. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. In addition, vegetation preserves shoreline beauty for lake users. There are existing facilities on this parcel that will be grandfathered under SMI unless they are determined to be violations. Requests for additional water-use facilities will not be considered.

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**Parcel 8-1 - (2.1 Acres) - (Above 895 = 1.2; Below 895 = 0.9)**

*Zone 8, Conservation Partnership*

This parcel is located in a narrow cove at the headwaters of Lost Creek upstream of the causeway and just north of TVA marker 7-64. It extends halfway between markers 7-67 and 7-68. At full summer pool, there would be approximately five feet of water depth. The shoreline is forested with upland hardwoods on the left bank with steep slopes. The right bank has a reverted field and is moderately sloped. Navigation access to this parcel is very restricted due to an 8 foot box culvert. This parcel is a narrow strip, 50 feet or less, between the 895-foot contour and the adjacent landowners. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel 8-2 - (2.0 Acres) - (Above 895 = 0.6; Below 895 = 1.4)**

*Zone 8, Conservation Partnership*

This parcel is located at the head of Lost Creek upstream of the causeway in the northwest section of the creek between markers 7-36 and 7-37. The area is flat. Scattered black willow and yellow weed (wild mustard) occur along the shoreline. Forested wetlands are established at the head of this cove. Navigation access to this parcel is very restricted due to an 8 foot box culvert. This parcel is a narrow strip, 50 feet or less, between the 895-foot contour and the adjacent landowners. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline



buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel 9 - (1.9 acres) - (Above 895 = 1.1; Below 895 = 0.8)**

*Zone 7, Residential Access*

This narrow shoreline parcel is located in the head of Lost Creek, upstream of Sanders Causeway and surrounded by Parcel 8. It fronts Burkhalter Subdivision which historically has been considered for water-use facilities. Requests for additional water-use facilities will be considered.

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**Parcel 10 - (4.1 Acres) - (Above 895 = 3.4; Below 895 = 0.7)**

*Zone 6, Recreation*

This small parcel is located downstream from Sanders Causeway on the left bank of Lost Creek and provides for an expansion of the existing Lost Creek Public Use Area. Lost Creek Public Boat Ramp is also located on this parcel. This parcel was allocated to Zone 6 because of the existing recreational use. Requests for private water-use facilities will not be considered.

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**Parcel 11 - (10.9 Acres) - (Above 895 = 9.3; Below 895 = 1.6)**

*Zone 6, Recreation*

This parcel consists of two small areas located at the head of Ray Branch on the left bank of Lost Creek near mile 0.5. Terrain is gentle to moderate and 100 percent forested. This parcel was placed in Zone 6 because it was inadvertently left out of the Tims Ford State Park expansion. Future uses of this parcel will be delineated through the TDEC's Strategic Management Plan for Tims Ford State Park. The Strategic Management Plan planning process will evaluate and identify appropriate land uses within the state park based on local needs and priorities. The planning process will assess optimum recreation opportunities while protecting and preserving the natural, cultural, and aesthetic values of the park land. The parcel adjoins Golf Shores Subdivision and the Tims Ford State Park. Requests for private water-use facilities will not be considered.

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**Parcel 12 - (86.3 Acres) - (Above 895 = 79.9; Below 895 = 6.4)**

*Zone 4, Natural Resource Conservation*

This parcel is located on the left bank of Elk River mile 134.0. It is adjacent to the Tims Ford Dam Reservation and the Narrow's Cabin Site Subdivision, a TERDA developed subdivision. Terrain is flat to gently sloping on some portions of this parcel and is steep, forested shoreline in other areas. Critical spawning areas and TWRA fish attractors are located in the back of the

cove on this parcel. Public access is available from Cline Ridge Road. Approximately 10 acres are currently under agricultural licenses. The western shoreline, due to its steep slope and existing boat ramp sites, would not be considered for formal recreational development. Two dayboards, numbers 1 and 4, are located on this parcel. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands may also provide valuable shade, cover, and food source for fish. In addition, vegetation preserves shoreline beauty for lake users. Requests for private water-use facilities will not be considered.

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**Parcel 13 - (29.4 Acres) - (Above 895 = 23.9; Below 895 = 5.5)**

*Zone 4 - Natural Resource Conservation*

This narrow parcel is located on the left bank of Elk River mile 138.5 in Wiseman Branch adjacent to Cline Ridge Cabin Sites. An old county road exists but only serves the southern tip of the parcel. Terrain consists of forested shoreline with adjoining private farmland. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. These forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands may also provide valuable shade, cover, and food source for fish. In addition, vegetation preserves shoreline beauty for lake users. There is an existing facility on this parcel that will be grandfathered under SMI unless it is determined to be a violation. Requests for additional water-use facilities will not be considered.

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**Parcel 14 - (128.0 Acres) - (Above 895 = 118.6; Below 895 = 9.4)**

*Zone 4, Natural Resource Conservation*

This parcel is located between Wiseman Branch and the 950-foot contour on the eastern portion fronting Kitchens Creek on the left bank of the Elk River near mile 139.0. This parcel was changed from Zone 7 in the draft document to Zone 4 because of safety issues relating to the already congested boat traffic, the desire to preserve viewshed from the state park, the need for buffers adjacent to sensitive resources on parcel 15, and existing residential development to both the east and west. There are 12 acres licensed for row crop and 20 acres licensed for pasture use. The forest understory has been damaged by cattle roaming freely. Public access is available from Crooked Hill Road. TERDA residential developments Cline Ridge Cabin Sites (Wiseman Branch) and Leatherwood Cabin Sites (Kitchens Creek) are

located west and east of this parcel. Approximately 60 percent of the parcel is deciduous forest. This parcel has moderate to gentle slopes on Wiseman Branch and steep slopes on the main channel. Navigation day board number 5 is also located on the parcel. This parcel was placed in Zone 4 to protect an adjacent sensitive resource management area, important wildlife habitat, shoreline vegetation, and visual aesthetics. These forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands may also provide valuable shade, cover, and food source for fish. In addition, vegetation preserves shoreline beauty for lake users. Requests for additional water-use facilities will not be considered.

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**Parcel 15 - (224.0 Acres) - (Above 895 = 198.6; Below 895 = 25.4)**

*Zone 3, Sensitive Resource Management*

- Heritage
- Wetlands
- Visual

This parcel is located on the left bank of Elk River mile 140.8 including all of Kitchens Creek. A light-duty road provides public access from Highway 50. Leatherwood Cabin Sites, a TERDA subdivision, is adjacent to the northern portion of the parcel. Terrain is forested and steep along the shoreline with a flat plateau on the upland area. Adjoining private property is in agricultural use. Agricultural license, 16 acres, exists on this parcel and overlaps parcels 14 and 15. Small fringe wetlands occur at the heads of three coves located in the back of Kitchens Creek. A mature deciduous wooded cove and slope area is present on the southwest side of the Creek. This parcel was placed in Zone 3 to protect state-listed plants, wetlands, and visual characteristics. This embayment offers the boater and fisherman a scenic anchorage and water surface free from the view of manmade structures. The western shoreline fronting Kitchens Creek (fronting Parcel 14) will provide a 200-foot buffer for visual management purposes. This parcel is one of few undeveloped creek embayments exhibiting a natural shoreline of mixed forested cover. Requests for water-use facilities will not be considered.

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**Parcel 16 - (16.4 Acres) - (Above 895 = 14.0; Below 895 = 2.4)**

*Zone 4, Natural Resource Conservation*

This parcel is located at the head of Caney Hollow on the left bank of Elk River at mile 141.1 and serves as a buffer between Leatherwood Subdivision (on the west) and Heatherwood Subdivision (on the east). This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. These forested shorelines are important to the ecology of the

reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. In addition, vegetation preserves shoreline beauty for lake users. There are existing facilities on this parcel that will be grandfathered under SMI unless they are determined to be violations. Requests for additional water-use facilities will not be considered.

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**Parcel 17 - ( 20.4 Acres) - (Above 895 = 15.4; Below 895 = 5.0)**  
*Zone 7, Residential Access*

This narrow shoreline parcel is composed of two tracts located on the left bank of Elk River near miles 141.1 and 141.6. They are located on the right bank of Caney Hollow Creek and the left bank of Robinson Hollow. The terrain is forested steep slopes with some undergrowth removal. There is no public access by road. The parcel is adjacent to TERDA developed subdivisions, Robinson Hollow and Leatherwood. A portion of Tims Ford State Park is located east of this parcel. This parcel was zoned residential access because water-use facilities were historically permitted to Heatherwood Subdivision lot owners. Requests for additional water-use facilities will be considered.

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**Parcel 18 - (23.1 Acres) - (Above 895 = 17.2; Below 895 = 5.9)**  
*Zone 4, Natural Resource Conservation*

This narrow parcel is located at two locations. The first is in the upper reaches of Big Hollow Creek on the left bank of Elk River mile 142.7. Portions of this parcel have been rezoned to Zone 8, Conservation Partnership. For more specific information, please see parcel descriptions 18-1, 18-2, and Exhibit 1 map. The second section is in the back of an embayment between Parcel 36 and Hopkins Point Subdivision. There is no public access by road. It is adjacent to a portion of Tims Ford State Park and TERDA developed Hopkins Point Subdivision. The parcel is forested with steep slopes. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. In addition, vegetation preserves shoreline beauty for lake users. There are existing facilities on this parcel that will be grandfathered under SMI unless they are determined to be violations. Requests for additional water-use facilities will not be considered.

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**Parcel - 18-1 (0.7 Acres) - (Above 895 = 0.4; Below 895 = 0.3)**

*Zone 8, Conservation Partnership*

This parcel is located in two sections. The first section is at TVA marker 17-12 and the 2nd is at 17-13. The shoreline is moderately sloped and forested with mixed upland hardwoods. Species include white oak, red oak, poplar and maple. The shoreline is naturally rocky with minimal erosion. An old road leads down to the water and would be a good location for a community facility. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel - 18-2 (0.7 Acres) - (Above 895 = 0.4; Below 895 = 0.3)**

*Zone 8, Conservation Partnership*

This parcel is located south of TVA marker 17-25 to 17-24. The shoreline is steep and forested with upland hardwoods. Species include white oak, red oak, poplar, maple and scattered cedar. The shoreline is naturally rocky with no erosion. An old road is present leading off the point and would be a good location for a community facility. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel 19 - (48.3 Acres) - (Above 895 = 45.8; Below 895 = 2.5)**

*Zone 6, Recreation*

This parcel of land is located in Anderson Branch, on the right bank near Elk River mile 142.4. Public access is available from Mansford Road adjoining the privately owned Tims Ford Marina. There are 10 acres currently licensed for agricultural use. Shoreline areas are forested and steep with flat plateau areas located on the ridgetops. This parcel was placed in

Zone 6 for future use consistent with definitions in Table 2 and would allow for future requests for recreational uses to be considered. If this parcel is developed, a prospectus would be utilized to solicit proposals from qualified applicants to develop, operate, and maintain this land. Requests for private water-use facilities will not be considered.

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**Parcel 20 - (543.6 Acres) - (Above 895 = 497.3; Below 895 = 46.3)**

*Zone 4, Natural Resource Conservation*

This is the largest parcel in the plan and begins at the northern edge of Parcel 19 in Anderson Branch and extends around the confluence of the Elk River up the western shoreline of Hurricane Creek to Moor-Lin Cabin Sites. Portions of this parcel have been rezoned to Zone 8, Conservation Partnership. For more specific information, please see parcel descriptions 20-1, 20-2, 20-3, and Exhibit 1 map. A waterfall is located in the first inlet just downstream of Awalt Bridge, and extensive rock outcrops occur near the mouth of Hurricane Creek. Public access is available from Boswell Road, which is a narrow paved single lane leading to that portion of the parcel near the mouth of Hurricane Creek. There are 5 agricultural licenses on this parcel totaling 79 acres. The terrain is steep and forested along the shoreline (except for agricultural fields on the Elk River). On the ridges, the terrain is gentle to moderate slopes. The parcel is approximately 85 percent forested with a mixture of hardwoods and eastern red cedar. Two approved water-use facilities exist on this parcel. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. In addition, vegetation preserves shoreline beauty for lake users. There are existing facilities on this parcel that will be grandfathered under SMI unless they are determined to be violations. Requests for additional water-use facilities will not be considered.

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**Parcel - 20-1 (0.2 Acres) - (Above 895 = 0.1; Below 895 = 0.1)**

*Zone 8, Conservation Partnership*

This parcel is located on Hurricane Creek north of the Awalt Road Bridge and across the creek from Turkey Creek Boat ramp. It is near markers 10-1 and 10-2. The slope is moderate to steep with forested mixed upland hardwoods. Species include oak, red maple, and ironwood. The shoreline is naturally rocky with no erosion. Water depth is excellent. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the

environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel - 20-2 (0.7 Acres) - (Above 895 = 0.3; Below 895 = 0.4)**

*Zone 8, Conservation Partnership*

This parcel is located in Hurricane Creek north of Awalt Road Bridge and 70 feet east of TVA marker 10-39 extending 120 feet northwest of marker 10-41. The slope is steep and forested to the top of the ridge with upland hardwoods dominating the shoreline. Species include poplar, beech, and oak. Adjacent land includes farmland on top of the ridge. Minor shoreline erosion has been noted. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel - 20-3 (1.1 Acres) - (Above 895 = 0.3; Below 895 = 0.8)**

*Zone 8, Conservation Partnership*

This parcel is located at the head of Anderson Branch on the right bank between TVA markers 5-88 to 5-89. It adjoins a permitted dock (# 173) and parallels an existing road. The shoreline is forested with poplar and other hardwoods. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel 21 - (8.9 Acres) - (Above 895 = 3.8; Below 895 = 5.1)**

*Zone 7, Residential Access*

This narrow parcel is located on the right bank of Hurricane Creek downstream of Neil Bridge. The parcel fronts privately developed Lakehaven (Shasteen) Subdivision and is north of TERDA-developed Moor-Lin Cabin Sites. The parcel has been impacted by residential access

and water-use facilities from the backlying subdivisions. Terrain is moderately to gently sloped with considerable lawn maintenance. This subdivision has historically been considered for water-use facilities. Therefore, this parcel was placed in Zone 7 to reflect existing residential access. Requests for additional water-use facilities will be considered.

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**Parcel 22 - ( 68.9 Acres) - (Above 895 = 44.3; Below 895 = 24.6)**

*Zone 4, Natural Resource Conservation*

This parcel begins at TVA property marker 10-68B and extends around the head of Hurricane Creek to marker 8-50. Portions of this parcel have been rezoned to Zone 8, Conservation Partnership. For more specific information, please see parcel descriptions 22-1, 22-2, 22-3, 22-4, and Exhibit 1 map. The Winchester-Fayetteville 46-kV transmission line crosses the parcel about midway. There are two agricultural licenses present on this parcel totaling 14 acres. The terrain on the western shoreline of this parcel is predominately forested with steep slopes. Wetlands are present in the northern flat portion of the tract. Boat access is restricted from Neal Bridge to the back of Hurricane Creek due to the size of the culvert. Access to the parcel is via Hurricane Creek Road. This parcel was placed in Zone 4 to protect wildlife habitat and shoreline vegetation. This forested zone along the shoreline contributes to the ecology of the reservoir by providing food and habitat for diverse populations of plants and animals. Trees and understory vegetation protect water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake. They also provide shade, cover, and a food source for fish. Their roots help bind soil particles together and minimize soil erosion. In addition, vegetation preserves shoreline beauty for lake users. There are existing facilities on this parcel that will be grandfathered under SMI unless they are determined to be violations. Requests for additional water-use facilities will not be considered.

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**Parcel - 22-1 (0.5 Acres) - (Above 895 = 0.3; Below 895 = 0.2)**

*Zone 8, Conservation Partnership*

This parcel is located on the right bank of Hurricane Creek south of Neil Bridge just east of TVA marker 7-7 extending approximately 275 feet toward marker 7-8. The shoreline is forested with poplar, cedar, and elm trees. An old road is present along the rocky shoreline. The slope is moderate with minimal shoreline erosion. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.



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**Parcel - 22-2 (0.7 Acres) - (Above 895 = 0.4; Below 895 = 0.3)**

*Zone 8, Conservation Partnership*

This parcel is located in Hurricane Creek immediately south of Neil Bridge just north of TVA marker 7-6 approximately 190 feet toward marker 7-4. The natural rock along the shoreline has prevented erosion. The shoreline is steep and forested including cedar, maple, and oak trees. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel - 22-3 (3.7 Acres) - (Above 895 = 0.8; Below 895 = 2.9)**

*Zone 8, Conservation Partnership*

This parcel is located on Hurricane Creek upstream of Neil Bridge from TVA marker 8-11 to just north of 8-4. The shoreline is moderately sloped with no erosion present and has grown up in cedar and small saplings. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel - 22-4 (0.7 Acres) - (Above 895 = 0.3; Below 895 = 0.4)**

*Zone 8, Conservation Partnership*

This parcel is located on the left bank of Hurricane Creek upstream of Neil Bridge. The majority of shoreline is cleared with some small forested areas. The shoreline slope is gentle to moderate with minor erosion. The backlying property is pasture. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer

area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel 22-5 (1.0 Acres) - (Above 895 = 0.6; Below 895 = 0.4)**

*Zone 8, Conservation Partnership*

This parcel is located on the left bank of Little Hurricane Creek. The majority of the shoreline is cleared with some small forested areas. The shoreline slope is gentle to moderate with minor erosion. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel 23 - (29.4 Acres) - (Above 895 = 23.6; Below 895 = 5.8)**

*Zone 6, Recreation*

This parcel is located on the left bank of Hurricane Creek and extends from TVA marker 8-50 to 7-14A on both the upstream and downstream sides of Neal Bridge. A launching ramp is located on the upstream portion and receives heavy informal use. The downstream portion was closed to vehicular traffic by the Moore County Sheriff's Department due to abuse. There is public access from Tankersley Ridge Road. The terrain consists mostly of forested steep slopes with more moderate slopes near Neal Bridge. The Winchester-Fayetteville 46-kV transmission line also crosses this parcel. This parcel was placed in Zone 6 due to the existing Neal Bridge Public Use Area. Requests for private water-use facilities will not be considered.

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**Parcel 24 (72.3 Acres) - (Above 895 = 66.9; Below 895 = 5.4)**

*Zone 4, Natural Resource Conservation*

This parcel in Moore County begins on the left bank of Hurricane Creek at mile 5.3 and extends around the confluence of Turkey Creek into Tankersley Branch. There is no public road access. TERDA developed Holiday Hideaway Subdivision is located south of the parcel. The terrain consists of forested steep slopes facing Hurricane Creek and moderate slopes on Turkey Creek and Tankersley Branch. State-listed plants, some of which were not found elsewhere in this study, can be found on the parcel. A long shoreline fringe wetland is located

near Tankersley Creek at the head of the cove. A small scrub-shrub wetland area is present along the Turkey Creek shoreline. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. In addition, vegetation preserves shoreline beauty for lake users. Requests for water-use facilities will not be considered.

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**Parcel 25 - (7.4 Acres) - (Above 895 = 6.3; Below 895 = 1.1)**

*Zone 7, Residential Access*

This parcel is located on the right bank of Turkey Creek and fronts Holiday Hide-a-way Subdivision. Land use licenses were issued to obtain water-use facilities. There is a Winchester-Fayetteville 46-kV transmission line crossing the tract. This steep and forested parcel was placed in Zone 7 due to existing residential access. Requests for additional water-use facilities will be considered.

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**Parcel 26 - (157.7 Acres) - (Above 895 = 138.9; Below 895 = 18.8)**

*Zone 4, Natural Resource Stewardship*

This parcel is located north of Holiday Hide-a-way Subdivision and extends along both the left and right banks of Turkey Creek southward to the northern portion of Parcel 27. A portion of this parcel has been rezoned to Zone 8, Conservation Partnership. For more specific information, please see parcel description 26-1 and Exhibit 1 map. The Winchester Fayetteville 46-kV line passes through this parcel. There are two agricultural licenses present on this parcel totaling eight acres. Public access is available off Prince Road. The parcel is forested with moderate to steep slopes and contains a relatively flat portion north of Turkey Creek Road Number 3. A small fringe wetland is present along Turkey Creek at the head of the cove. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. In addition, vegetation preserves shoreline beauty for lake users. Requests for water-use facilities will not be considered.

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**Parcel - 26-1 (3.3 Acres) - (Above 895 = 1.4; Below 895 = 1.9)**

*Zone 8, Conservation Partnership*

This parcel is located on Turkey Creek just north of TVA marker 9-13. The shoreline is forested with mixed upland hardwoods. Forested wetlands are located on the upstream end of the

parcel. The forested areas are dominated by poplar, elm, and scattered cedar. Shoreline erosion is minimal. One agricultural license is located on this parcel totaling 3 acres. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel 27 (65.5 Acres) - (Above 895 = 61.0; Below 895 = 4.5)**

*Zone 6, Recreation*

This parcel is located on the left bank of Hurricane Creek from miles 4.6 to 5.2. Turkey Creek Public Recreation Area and an unnamed cemetery are located on this parcel. Public access is available from Turkey Creek Road which bisects the parcel. Terrain is moderately to gently sloped. The state park has expressed an interest in this parcel. This parcel was placed in Zone 6 because of the existing Turkey Creek Public Recreation Area. Future uses of this parcel will be delineated through the TDEC's Park Management Plan for Tims Ford State Park. The Park Management Plan planning process will evaluate and identify appropriate land uses within the state park based on local needs and priorities. The planning process will assess optimum recreation opportunities while protecting and preserving the natural, cultural, and aesthetic values of the park land. Requests for private water-use facilities will not be considered.

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**Parcel 28 - (299.3 Acres) - (Above 895 = 274.9; Below 895 = 24.4)**

*Zone 4, Natural Resource Management*

This parcel has two sections. Portions of this parcel have been rezoned to Zone 8, Conservation Partnership. For more specific information, please see parcel descriptions 28-1, 28-2, and Exhibit 1 map. There are 5 agricultural licenses on this parcel totaling 69 acres. One of these agricultural licenses overlaps with parcel 32. Public access is available at the head of the embayment from Fall Lick Road. The terrain includes predominately steep to moderate slopes forested with mostly Red Cedar, mixed hardwoods, and pasture. The forested areas have been degraded by free roaming cattle. A small fringe of scrub-shrub wetland is located on the right bank of Hollow embayment. This wetland is very beneficial because it filters runoff from the nearby grazing land. This parcel was placed in Zone 4 to protect wildlife habitat and shoreline vegetation zone. This forested zone along the shoreline contributes to the ecology of the reservoir by providing food and habitat for diverse populations of plants and animals. Trees and understory vegetation protect water quality by filtering

nutrients, sediments, and other pollutants from runoff before they reach the lake. They also provide shade, cover, and a food source for fish. Their roots help bind soil particles together and minimize soil erosion. In addition, vegetation preserves shoreline beauty for lake users. Requests for water-use facilities will not be considered.

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**Parcel - 28-1 (2.1 Acres) - (Above 895 = 1.0; Below 895 = 1.1)**

*Zone 8, Conservation Partnership*

This parcel is located in Gourdneck Hollow between TVA markers 13-24 to 13-25. The backlying agricultural land is used for hay and pasture. Sparse vegetation exists along the shoreline with some erosion. This parcel could also benefit from additional buffers. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel - 28-2 (0.8 Acres) - (Above 895 = 0.3; Below 895 = 0.5)**

*Zone 8, Conservation Partnership*

This parcel is located between markers 10-21 and 10-22. The backlying land is mostly mowed pasture. There is some slight erosion. This parcel could also benefit from additional buffers. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel 29 - (3.2 Acres) - (Above 895 = 1.7; Below 895 = 1.5)**

*Zone 7, Residential Access*

This parcel is located on the left bank of Hurricane Creek at mile 3.8 between TVA markers 10-24 and 10-31. It fronts Lake Haven Subdivision which has historically received consideration for water-use facilities. Maintained lawns are predominant with water-use facilities present.

This parcel was placed in Zone 7 to reflect the existing residential access. Requests for additional water-use facilities will be considered.

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**Parcel 30 - (36.3 Acres) - (Above 895 = 32.4; Below 895 = 3.9)**

*Zone 6, Recreation*

This parcel is located in Fall Lick Creek between TVA markers 13-49 and 14-18. Holiday Landing and Resort, Inc., a state owned marina facility, is currently operated under a license agreement. The marina provides facilities such as a launching ramp, parking area, boatslip and cabin rentals. This parcel is proposed for inclusion in the Tims Ford State Park. It is anticipated that the TDEC's Park Management Plan for the park will address whether there may be a more suitable location at which to site a marina facility. Parcel 32 may be reviewed as a possible marina site. This parcel remains in Zone 6 to reflect existing recreational uses and to reflect the proposal that it be included into Tims Ford State Park. The boat ramp would continue to be maintained, even if a marina facility were relocated to another parcel. Requests for private water-use facilities will not be considered.

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**Parcel 31 - (184.2 Acres) - (Above 895 = 176.1; Below 895 = 8.1)**

*Zone 7, Residential Development*

This parcel is located on the east side of Fall Lick Creek and the northern section of Jackson Hollow. There are 2 agricultural licenses on this parcel totaling 63 acres. Public access is available from Awalt Road. Forested steep slopes are present on Fall Lick Creek with more moderate forested slopes facing Jackson Hollow. This parcel was placed in Zone 7 due to its location, access, topography, and utilities which are available to Tullahoma. An additional 50-foot buffer, above the 895-foot contour, would be transferred to TVA to maintain and enhance the shoreline management zone. Requests for water-use facilities will be considered but restricted to community docks at designated locations due to resource concerns. Individual water-use facilities will not be considered.

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**Parcel 32 - (93.7 Acres) - (Above 895 = 89.3; Below 895 = 4.4)**

*Zone 6, Recreation*

This parcel is located north of Awalt Bridge and extends into Fall Lick Creek. There are 25 acres of land currently licensed for agricultural purposes. The terrain is a forested steep slope except on the plateau where the terrain ranges from flat to rolling. This parcel is proposed for inclusion in the Tims Ford State Park. It is anticipated that the TDEC's Park Management Plan for the park will address whether this parcel may be a more suitable location for a marina facility than Parcel 30 due to water depth and accessibility from Awalt Road. This parcel was placed in Zone 6 to reflect proposed inclusion into the Tims Ford State Park and to reflect that this site will be reviewed for possible development of a marina facility. Requests for private water-use facilities will not be considered.

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**Parcel 33 (322.3 Acres) - (Above 895 = 297.8; Below 895 = 24.5)**

*Zone 4, Natural Resource Conservation*

This parcel is located south of Jackson Hollow and extends downstream on Hurricane Creek to Highland Ridge Cabin Sites, including all of Graves Branch. A portion of this parcel has been rezoned to Zone 8, Conservation Partnership. For more specific information, please see parcel description 33-1 and Exhibit 1 map. There is no access by public road to this parcel. One agricultural license totaling 15 acres is also present. A significant wetland is located in the head of Jackson Hollow and currently filters runoff from the nearby grazing land. The terrain has predominantly mid-age and mature deciduous forest on the steep slopes to the shoreline with open land on the ridgetop. This parcel was placed in Zone 4 to protect important wildlife habitat development and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands may also provide valuable shade, cover, and food sources for fish. In addition, vegetation preserves shoreline beauty for lake users. There are existing facilities on this parcel that will be grandfathered under SMI unless they are determined to be violations. Additional water-use facilities will not be considered.

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**Parcel - 33-1 (2.7 Acres) - (Above 895 = 0.8; Below 895 = 1.9)**

*Zone 8, Conservation Partnership*

This parcel is located on the left bank of Hurricane Creek between TVA markers 13-8 and 13-15. The shoreline is predominately forested with upland hardwoods such as oak, hickory, red maple, and cedar. The backlying land is farmland which adjoins Awalt Road. An area has been cleared and maintained to the shoreline for informal use. Shoreline erosion is minimal. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel 34 - (459.6 Acres) - (Above 895 = 418.0; Below 895 = 41.6)**

*Zone 4, Natural Resource Conservation*

This parcel extends from the east side of Highland Ridge Cabin Sites along Fanning Bend and the west bank of Little Hurricane Creek at TVA property marker 23-72A and includes most of Long Branch. Portions of this parcel have been rezoned to Zone 8, Conservation Partnership. For more specific information, please see parcel descriptions 34-1, 34-2, and Exhibit 1 map. There are 3 agricultural licenses on this parcel totaling 53 acres. There is unauthorized tree cutting occurring at the end of Highland Ridge Road which is being dealt with as an encroachment. This embayment provides an undeveloped setting similar to Parcel 37 with large hardwood covered shoreline broken by a few open fields, providing a visual mix. The visual protection of this embayment is needed to assure a high overall visual quality for the reservoir and an undeveloped destination for boaters. Most of the parcel is forested steep slopes dominated by mixed hardwoods with two planted pine stands located upstream of Long Branch. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands may also provide valuable shade, cover, and food sources for fish. In addition, vegetation preserves shoreline beauty for lake users. There is an existing facility on this parcel that will be grandfathered under SMI unless it is determined to be a violation. Requests for additional private water-use facilities will not be considered.

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**Parcel - 34-1 (2.6 Acres) - (Above 895 = 1.4; Below 895 = 1.2)**

*Zone 8, Conservation Partnership*

This parcel is located on the right bank of Little Hurricane Creek near Pleasant Grove Ramp and adjoins North Lake Estates Subdivision. It is near TVA marker 23-60 and ends at 23-69. The parcel is a narrow forested shoreline strip. Species include oak, red maple, sweetgum, cedar, and dogwood. Due to the natural rock shoreline, erosion is minimal. The most northern section of the subdivision has existing infrastructure such as roads and utilities. The southern section is primarily in its natural state. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion.



Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions. No community facilities should be considered in the cove area between the two sections.

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**Parcel - 34-2 (0.2 Acres) - (Above 895 = 0.1; Below 895 = 0.1)**

*Zone 8, Conservation Partnership*

This parcel is located in Long Branch at TVA markers 23-44 extending northward approximately 100 feet. The slopes are steep with mixed upland hardwoods including oak, hickory, poplar, and beech. Due to the natural rock shoreline, no erosion is present. The backlying property is farmland. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel 35 - (3.6 Acres) - (Above 895 = 1.7; Below 895 = 1.9)**

*Zone 6, Recreation*

This parcel, known as the Pleasant Grove Public Use Area, is located between TVA property corners 23-72A to 23-95 on both sides of the upper end of Little Hurricane Creek embayment. It has public access from Pleasant Grove Road. The majority of the terrain is forested steep slopes dominated by mixed hardwoods. This parcel was placed in Zone 6 to reflect its current use as the Pleasant Grove Public Use Area. The State Park has expressed an interest in this parcel. Future uses of this parcel will be delineated through the TDEC's Park Management Plan for Tims Ford State Park. The Park Management Plan planning process will evaluate and identify appropriate land uses within the state park based on local needs and priorities. The planning process will assess optimum recreation opportunities while protecting and preserving the natural, cultural, and aesthetic values of the park land. Requests for private water-use facilities will not be considered.

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**Parcel 36 - (219.2 Acres) - (Above 895 = 204.6; Below 895 = 14.6)**

*Zone 7, Residential Development*

This parcel is located on the left bank at Elk River mile 145.0 between TVA markers 17-38 and 17-40 and then extends along a road in a northerly direction. Fanning Cemetery (#49) is also located on this parcel at Elk River Mile 146.6. Public access is available from Awalt Road off Highway 50. Several secondary roads provide informal access throughout the parcel. This

parcel is mostly open land due to past agricultural practices and previous surveying by TERDA. This parcel was placed in Zone 7 because of its location and access, topography, and platted development previously approved by TERDA for residential development. An additional 50-foot buffer above the 895-foot contour would be transferred to TVA to maintain and enhance the shoreline management zone. Requests for water-use facilities will be considered but restricted to community docks at designated locations due to resource concerns. Individual water-use facilities will not be considered.

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**Parcel 37 - (410.2 Acres) - (Above 895 = 376.6; Below 895 = 33.6)**

*Zone 4, Natural Resource Conservation*

This parcel is located along the east bank of Little Hurricane Creek extending three miles to the Elk River and includes all of Carver's Branch. Public access is located at the most southern portion of the parcel. Hunting is the predominate use of this parcel. There are 88 acres of land currently licensed for agricultural use. The terrain is mostly forested steep slopes. Upland ridgetops are primarily open pasture land. A state-listed plant, as well as the rare crested coral root, occur on this parcel. Small fringe wetlands are located at the head of the inlet in Carver's Branch and scattered along the shoreline fronting this parcel. The visual protection of this embayment is needed to ensure a high overall visual quality for the reservoir and an undeveloped destination for the boater. This embayment provides mostly an undeveloped setting with large hardwood covered shoreline broken by a few open fields, providing a visual mix. This parcel was placed in Zone 4 to protect important wildlife habitat development and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands may also provide valuable shade, cover, and food sources for fish. In addition, vegetation preserves shoreline beauty for lake users. There are existing facilities on this parcel that will be grandfathered under SMI unless they are determined to be violations. Requests for additional water-use facilities will not be considered.

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**Parcel 38 - (7.8Acres) - (Above 895 = 5.7; Below 895 = 2.1)**

*Zone 7, Residential Access*

This parcel is located on both sides of the long narrow peninsula known as Mitchell Bluff from the confluence of Winchester Springs to Little Hurricane Creek on the Elk River. Oscar Farris and C. A. Harriman Subdivisions are located behind this parcel and extend from TVA markers 19-6 to 22-78 and 19-25 to 22-77, respectively. Maintained lawns are predominant with existing water-use facilities. This parcel was zoned residential because it has historically been considered for water-use facilities. Requests for additional water-use facilities will be considered.

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**Parcel 39 - (51.8 Acres) - (Above 895 = 45.8; Below 895 = 6.0)**

*Zone 4, Natural Resource Conservation*

This parcel is located between TVA markers 19-6 to just north of 19-24 at the end of a long peninsula, Mitchell Bluff, on the right bank of Elk River near mile 148.0. Portions of this parcel have been rezoned to Zone 8, Conservation Partnership. For more specific information, please see parcel descriptions 39-1, 39-2, and Exhibit 1 map. A pauper's Cemetery (#14) is located on this parcel near the end of Little Hurricane Road across from Elk River Mile 148.2. There is one agricultural license present totaling 11 acres. The left and right banks of the parcel are forested steep slopes. The terrain becomes gently to moderately sloped toward the shoreline. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe may also provide valuable shade, cover, and food sources for fish. In addition, vegetation preserves shoreline beauty for lake users. Requests for water-use facilities will not be considered.

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**Parcel - 39-1 (0.6 Acres) - (Above 895 = 0.4; Below 895 = 0.2)**

*Zone 8, Conservation Partnership*

This parcel is located at the mouth of Little Hurricane Creek at the end of an old road bed adjoining C. A. Harriman Subdivision just north of TVA marker 19-24 to 19-25. This area has been filled along the old road bed and serves as a parking area. Fill material includes concrete blocks. The backlying land is an open field. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel - 39-2 (0.3 Acres) - (Above 895 = 0.2; Below 895 = 0.1)**

*Zone 8, Conservation Partnership*

This parcel is located between TVA markers 19-21 and 19-22. The parcel is steep and forested. Upland hardwoods include beech, oak, and is mostly dominated by poplar. Due to the natural rock shoreline, no erosion is present. Adjoining private land is open and relatively

flat. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel 40 - (95.9 Acres) - (Above 895 = 82.0; Below 895 = 13.9)**

*Zone 4 - Natural Resource Conservation*

This parcel is located on both banks of Winchester Springs at Elk River Mile 148.8. Access to this parcel is via Highway 130 on the northern end. The terrain is predominantly steep with both forest and open lands. Thirteen acres are currently licensed for agricultural use on the southern portion of the parcel. There are also scrub-shrub wetlands at the head of the embayment upstream of the Highway 130 Bridge. Portions of this parcel have been rezoned to Zone 8, Conservation Partnership. For more specific information, please see parcel descriptions 40-1, 40-2, 40-3, and Exhibit 1 map. This parcel was placed in Zone 4 to protect wildlife habitat and shoreline vegetation. This forested zone along the shoreline contributes to the ecology of the reservoir by providing food and habitat for diverse populations of plants and animals. Trees and understory vegetation protect water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake. They also provide shade, cover, and a food source for fish. Their roots help bind soil particles together and minimize soil erosion. In addition, vegetation preserves shoreline beauty for lake users. There are existing facilities on this parcel that will be grandfathered under SMI unless they are determined to be violations. Requests for additional water-use facilities will not be considered.

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**Parcel - 40-1 (0.9 Acres) - (Above 895 = 0.6; Below 895 = 0.3)**

*Zone 8, Conservation Partnership*

This parcel begins west of TVA marker 22-24 and extends to 22-25. The shoreline is a young forested hardwood stand; the species is predominately yellow poplar. The slope is moderate to steep with minor shoreline erosion. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot-deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion.

Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel - 40-2 (0.4 Acres) - (Above 895 = 0.3; Below 895 = 0.1)**

*Zone 8, Conservation Partnership*

This parcel begins north of TVA marker 22-22 and extends to marker 22-21. Much like parcel 40-1, the shoreline is dominated by young forested hardwoods. Species include yellow poplar, maple, dogwood, azalea, and beech. The slope is moderate to steep with minor erosion. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel - 40-3 (3.3 Acres) - (Above 895 = 1.9; Below 895 = 1.4)**

*Zone 8, Conservation Partnership*

This parcel is located on the upper east side of Winchester Springs Branch and is located between TVA markers 22-1-8 and 22-1-10. The second section is located between TVA markers 22-1 and 22-4. The third section is located just north of marker 22-5 and extends to marker 22-11. The slope varies from gentle to steep with minor shoreline erosion. The shoreline consists of a young stand of poplar, red maple, dogwood, redbud, and azalea. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel 40-4 (0.5 Acre) - (Above 895 = 0.2; Below 895 = 0.3)**

*Zone 8, Conservation Partnership*

This parcel is located on the east side of Winchester Springs Branch and extends between TVA markers 22-1 and 22-4. The slope varies from gentle to steep with minor shoreline

erosion. The shoreline consists of a young stand of poplar, red maple, dogwood, redbud, and azalea. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel 40-5 (1.0 Acre) - (Above 895 = 0.5; Below 895 = 0.5)**

*Zone 8, Conservation Partnership*

This parcel is located on the west side of Winchester Springs Branch and extends between TVA markers 22-1-8 and 22-1-11. The slope varies from gentle to steep with minor shoreline erosion. The shoreline consists of a young stand of poplar, red maple, dogwood, redbud, and azalea. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel 41 - ( 501.7 ) Acres - (Above 895 = 461.7; Below 895 = 40.0)**

*Zone 3, Sensitive Resource Management*

- Cultural
- Heritage
- Wetlands
- Visual

This parcel contains the eastern bluff of Fanning Bend and both banks of Owl Hollow and has mostly gentle to moderate slopes; the bluff is the major exception. A portion of the steep bluff on the site is a wintering habitat for bald eagles. This is a major creek embayment, centrally located on the reservoir, which is almost visually free of all forms of development. One residence can be seen from the lake within this cove. The somewhat steep, wooded shoreline provides a natural setting where the lake user can find a peaceful location to recreate off the main lake thoroughfare. Thirty-nine acres are licensed for agricultural use. Public access

could be available at the southern portion of Owl Hollow by an undeveloped deeded road right-of-way from Franklin County Schools across county property near Broadview School. Public access is also available from Highway 50. This parcel includes sensitive plant species and sensitive cultural resources. Scattered wetlands occur at the back of most of the coves. The visual aesthetics for this parcel were identified in need of protection. Also located on this parcel is a large mature upland hardwood flat community which is rare and unique habitat uncommon for Tims Ford. This is a forested area that has potential for use as an ecological study area. One structure, an encroachment, is located on this parcel and will be removed. This parcel was placed in Zone 3 to protect the sensitive plants, cultural resources, visual aesthetics, and wetlands. Requests for water-use facilities will not be considered.

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**Parcel 42 - (377.3 Acres) - (Above 895 = 366.3; Below 895 = 11.0)**

*Zone 4, Natural Resource Conservation*

This parcel is located on the left bank of Elk River near mile 150.6 and along the right bank of Owl Hollow Branch. An unnamed cemetery (No. 46) is located on this parcel. There are 141 acres of land currently licensed for agricultural use which overlaps with parcel 43. Public access is available from Maple Bend Road off Highway 50. Land cover is approximately 60 percent mixed forest with terrain generally flat to rolling. Steep slopes and vegetative communities associated with these areas occur at scattered locations along the shoreline. This parcel includes sensitive cultural resources. There is a single grave on the parcel which was marked by four single angle irons in 1969 but are no longer present. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. The parcel currently receives significant informal recreational use including hunting, hiking, bird watching, and horseback riding. Existing habitat, known wildlife populations, gentle topography, easy access, and close proximity of this parcel to the City of Winchester, all combine to make this parcel ideal for management to meet the growing demand for outdoor recreational opportunities. This parcel and parcels 41, 43, and 44 were ranked highest in significance for wildlife management and public use. It will also serve as a buffer for sensitive resources located on adjoining Parcels 41 and 43. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands may also provide valuable shade, cover, and food sources for fish. In addition, vegetation preserves shoreline beauty for lake users. Requests for water-use facilities will not be considered.

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**Parcel 43 - (91.0 Acres) - (Above 895 = 83.3; Below 895 = 7.7)**

*Zone 3, Sensitive Resource Management*

- Heritage
- Visual

The parcel is located on the left bank of the Elk River near mile 151.0 and along the right bank of an unnamed branch. The only public access to this parcel is across Parcel 10 from Maple Bend Road. The land is approximately 70 percent mixed forest cover and is flat to gently rolling. The steep shorelines are forested and contain large stands of hardwoods with some unique groupings of native laurel. This parcel is located at a point in the reservoir which bounds the lower side of a somewhat narrow passage into the upper third of the lake. This visual resource is seen by a large number of passing boaters. The preservation of this sensitive visual resource becomes even more important as the land bounding the north side of this passage is allocated for residential access. This parcel was placed in Zone 3 to protect sensitive species and sensitive visual resources. Requests for water-use facilities will not be considered.

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**Parcel 44 - (59.4 Acres) - (Above 895 = 57.7; Below 895 = 1.7)**

*Zone 4, Natural Resource Conservation*

Located on the left bank of the Elk River at mile 152.1, this parcel is adjacent to Devil's Step Public Launching Ramp and Campground. Public access is available from Fairview Road off Highway 50. There are 30 acres of land currently licensed for agricultural purposes. The terrain is mostly flat to gently sloping with steep forested slopes along its west bank. A state-listed animal resides on the parcel. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands may also provide valuable shade, cover, and food sources for fish. In addition, vegetation preserves shoreline beauty for lake users. Requests for water-use facilities will not be considered.

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**Parcel 45 - (0.9 Acres) - (Above 895 = 0.3; Below 895 = 0.6)**

*Zone 4, Natural Resource Conservation*

This parcel is located on the right bank of the Elk River between miles 150.6 and 152.1 on an unnamed tributary. The TERDA developed subdivision, Pine Bluff Cabin Sites, joins this parcel on the west side. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by



providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands may also provide valuable shade, cover, and food sources for fish. In addition, vegetation preserves shoreline beauty for lake users. Requests for water-use facilities will not be considered. Two agricultural licenses exist on this parcel for a total of 30.5 acres.

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**Parcel 46 ( 116.0 Acres) - (Above 895 = 111.2; Below 895 = 4.8)**

*Zone 7, Residential Development*

This is a large parcel located on the right bank of Elk River between miles 150.6 and 151.8 between TVA markers 21-15 to 21-1. There are three agricultural licenses on this parcel totaling 36 acres. Access to this parcel is available by a public road off Highway 130. The parcel varies in slope to the shoreline and is approximately 60 percent forested. This parcel was placed in Zone 7 due to existing road access, topography, and location. An additional 50-foot buffer above the 895-foot contour would be transferred to TVA to maintain and enhance the shoreline management zone. Requests for water-use facilities will be considered but restricted to community docks at designated locations due to resource concerns. Individual water-use facilities will not be considered.

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**Parcel 47 - (9.4 Acres) - (Above 895 = 8.3; Below 895 = 1.1)**

*Zone 4, Natural Resource Conservation*

Located at Elk River mile 151.0 on the right bank, this parcel is a narrow 200-foot deep strip of land that fronts the eastern side of Parcel 46. The parcel is a unique bluff which rises directly above the main river channel. This parcel was placed in Zone 4 to provide management of the bluff line and to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands may also provide valuable shade, cover, and food sources for fish. In addition, vegetation preserves shoreline beauty for lake users. Requests for water-use facilities will not be considered.

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**Parcel 48 - ( 5.6 Acres) - (Above 895 = 4.2; Below 895 = 1.4)**

*Zone 7, Residential Access*

This small narrow strip of land extends between TVA markers 30-20 to 2-4 and is located on the right bank of Elk River mile 152.1. It fronts Lakeview Subdivision and is just west of the Lee Ford Subdivision. The terrain has a moderate slope. There is no public access by road. This parcel was placed in Zone 7 to reflect existing residential access uses. Maintained lawns

are predominant with existing water-use facilities. Requests for additional water-use facilities will be considered.

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**Parcel 49 - ( 5.5 Acres) - (Above 895 = 3.1; Below 895 = 2.4)**

*Zone 7, Residential Access*

This parcel is located between TVA markers 30-26 and 29-137 on the right bank of the Elk River north of Highway 130. A TERDA developed subdivision, Elklure Cabin Sites, adjoins this parcel to the north. Maintained lawns are predominant. This parcel was placed in Zone 7 to reflect existing residential access uses. Requests for additional water-use facilities will be considered.

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**Parcel 49A - (0.9 Acres) - (Above 895 = 0.7; Below 895 = 0.2)**

*Zone 4, Natural Resource Conservation*

This parcel is located between Parcel 49 and Elklure Cabin Sites and provides a buffer from adjoining residential uses. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands may also provide valuable shade, cover, and food sources for fish. In addition, vegetation preserves shoreline beauty for lake users. Private water-use facilities will not be considered.

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**Parcel 50 - (10.0 Acres) - (Above 895 = 8.3; Below 895 = 1.7)**

*Zone 4, Natural Resource Conservation*

This parcel is located between TVA markers 29-148 and just south of 29-165 in the back of an embayment opposite Elk River mile 155.6. Portions of this parcel have been rezoned to Zone 8, Conservation Partnership. For more specific information, please see parcel descriptions 50-1, 50-2, and Exhibit 1 map. This parcel is visually important as it frames a small, picturesque embayment off the main channel. A multi-layered rock shoreline creates a distinctive look which is different than most other sections of the shoreline along the reservoir. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands may also provide valuable shade, cover, and food sources for fish. In addition, vegetation preserves shoreline beauty for lake users. There are existing facilities on this parcel that will be grandfathered under SMI unless

they are determined to be violations. Requests for additional water-use facilities will not be considered.

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**Parcel - 50-1 (1.1 Acres) - (Above 895 = 0.7; Below 895 = 0.4)**

*Zone 8, Conservation Partnership*

This parcel is located on the right bank of the Elk River at mile 155.6 in Blackwood Hollow. It is south of TVA marker 29-154 and extends to 29-152. The shoreline is steep and forested, dominated by mature upland hardwoods. Species include sweetgum, yellow poplar, and scattered red cedar. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. There is an existing facility on this parcel that will be grandfathered under SMI unless it is determined to be a violation. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel - 50-2 (0.7 Acres) - (Above 895 = 0.4; Below 895 = 0.3)**

*Zone 8, Conservation Partnership*

This parcel is located on the right bank of the Elk River at mile 155.6 in Blackwood Hollow. It is also located between TVA markers 29-156 and 29-160. The shoreline is forested with yellow poplar, beech, red oak, and sweetgum. Due to the natural rock shoreline, there is no shoreline erosion at this time. Adjoining land is residential. There are two approved water-use facilities present. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel 51 - (57.5 Acres) - (Above 895 = 48.9; Below 895 = 8.6)**

*Zone 7, Residential Development*

This parcel is located on the right bank of Elk River at mile 156.0. It is just south of TVA marker 29-164 and extends to marker 29-168. There is one agricultural license present totaling 25 acres. Public access is available from Eastbrook Road. Terrain is mostly gentle

but becomes relatively steep along the western shoreline. All of the shoreline is forested with sycamore, red maple, and red cedar trees. The Blackwood Hollow cove area of this parcel supports a quality beech forest. Scrub/shrub and forested wetlands are present along the shoreline. This parcel was placed in Zone 7 due to existing road access, topography and location. An additional 50-foot buffer above the 895-foot contour would be transferred to TVA to maintain and enhance the shoreline management zone. Requests for water-use facilities will be considered but restricted to community docks at designated locations due to resource concerns. Individual water-use facilities will not be considered.

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**Parcel 52 - (31.2 Acres) - (Above 895 = 24.6; Below 895 = 6.6)**

*Zone 4, Natural Resource Conservation*

This parcel extends from TVA markers 29-168 to 28-75 near Elk River mile 157.0 on the right bank. Portions of this parcel have been rezoned to Zone 8, Conservation Partnership. For more specific information, please see parcel descriptions 52-1, 52-2, 52-3, 52-4, and Exhibit 1 map. There is no public road access. The terrain is steep, predominately forested with occasional rock outcroppings. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands may also provide valuable shade, cover, and food sources for fish. In addition, vegetation preserves shoreline beauty for lake users. Two navigation day boards (numbers 24 and 25) are present on the most southern and northern portions of the parcel. There are existing facilities on this parcel that will be grandfathered under SMI unless they are determined to be violations. Requests for additional water-use facilities will not be considered.

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**Parcel - 52-1 (1.2 Acres) - (Above 895 = 0.6; Below 895 = 0.6)**

*Zone 8, Conservation Partnership*

This parcel is located on the west bank of Eastbrook Hollow beginning at TVA marker 28-115 extending southeast approximately 425 feet. The shoreline is moderately sloped and dominated by mature upland hardwoods. Species include beech, red oak, hickory, poplar and dogwood. The natural rock shoreline has prevented shoreline erosion. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered.

Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel - 52-2 (1.4 Acres) - (Above 895 = 0.8; Below 895 = 0.6)**

*Zone 8, Conservation Partnership*

This parcel is located on the west side of Eastbrook Hollow beginning at TVA marker 28-101 and extending northward approximately 300 feet. The shoreline is moderately sloped with forested mature upland hardwoods including oak, hickory, poplar and sweetgum. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel - 52-3 (1.1 Acres) - (Above 895 = 0.5; Below 895 = 0.6)**

*Zone 8, Conservation Partnership*

This parcel is located on the Elk River and begins at TVA marker 28-92 and extends just north of marker 28-90. The shoreline is sparsely forested, the eastern red cedar being the prominent species. The site is impacted by cattle grazing. The backlying land is pasture. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel - 52-4 (1.5 Acres) - (Above 895 = 0.9; Below 895 = 0.6)**

*Zone 8, Conservation Partnership*

This parcel is located on the Elk River just north of TVA marker 28-85 and extends to marker 28-88. The forested shoreline is impacted by backlying grazing. The forested species include hickory, beech, laurel, azaleas, and scattered pine. Shoreline erosion is minimal due to the natural rock outcroppings along the shoreline. This parcel was placed in Zone 8 to create the

opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel 53 - (46.5 Acres) - (Above 895 = 29.5; Below 895 = 17.0)**

*Zone 3, Sensitive Resource Management*

- Heritage
- Wetlands
- Visual

This parcel is a peninsula located on the right bank of Elk River at mile 159.0, known as Acklen Bend. It is located between TVA markers 28-75 and 28-72. Public access is available via Lockmill Road which extends onto the parcel along the eastern portion. This parcel was formerly used as a commercial landscape nursery and has considerable shoreline. The slope is gentle to relatively flat. Scrub-shrub and forested wetlands are present on the point. This parcel provides habitat for the southeastern shrew and four-toed salamander, both State-listed species in need of management. This parcel was placed in Zone 3 to protect wildlife habitat, wetlands, visual characteristics, and the shoreline vegetation zone. Requests for water-use facilities will not be considered.

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**Parcel 54 - ( 21.7 Acres) - (Above 895 = 14.0; Below 895 = 7.7)**

*Zone 7, Residential Access*

This parcel consists of two sections. The first section begins at TVA marker 28-72 and extends north to TVA marker 28-63 and is located on the right bank of Elk River at mile 59.5. This narrow parcel is impacted by residential access and existing water-use facilities. The second section begins at TVA marker 28-61 and extends northward of TVA marker 28-1 to Rock Creek Public Use Area. There is no public access by road, and both parcels join Kim Donna Subdivision and TERDA residential development Waters Edge, Phase 2. Maintained lawns are predominant. This parcel was zoned residential because it fronts residential development that has historically been considered for water-use facilities. Requests for additional water-use facilities will be considered.

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**Parcel 55 - (9.5 Acres) - (Above 895 = 7.7; Below 895 = 1.8)**

*Zone 6, Recreation*

This parcel is located south of Rock Creek Bridge on the right bank of the Elk River at mile 161.8 at the mouth of Rock Creek. It is adjacent to Eastbrook Road and is the Rock Creek

Public Use Area. This area includes developed recreational facilities including a launch ramp and parking lot, bathhouse, and picnic tables. The terrain is steep and forested on the southern end, but moderately sloping on the northern end. This parcel was placed in Zone 6 to reflect the existing developed recreational uses. Requests for private water-use facilities will not be considered.

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**Parcel 56 - (22.2 Acres) - (Above 895 = 14.5; Below 895 = 7.7)**

*Zone 7, Residential Access*

This long narrow shoreline strip extends north from Rock Creek Bridge for 1.2 miles on the west bank of Rock Creek and includes all of Sarvis Branch. TVA property markers 24-3 to 24-32 delineate this parcel. This parcel is impacted by existing residential access and water-use facilities. Wild Geese Landing, Argyle Estates, Hillwood, Rock Creek West, and Pineview Peninsula are existing subdivisions that are located behind this parcel. Much of this parcel is maintained in lawns by adjoining private lot owners. There is no public access by road. There is an existing land use license on Pineview Peninsula. This parcel was placed in Zone 7 because it fronts residential development that has historically been considered for water-use facilities. Requests for additional water-use facilities will be considered.

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**Parcel 57 - (57.6 Acres) - (Above 895 = 38.7; Below 895 = 18.9)**

*Zone 4, Natural Resource Conservation*

This parcel is a long, narrow shoreline strip located along both banks of Rock Creek extending from TVA property markers 24-38 to 24-90 up to the head of Rock Creek and downstream for 1.2 miles. Portions of this parcel have been rezoned to Zone 8, Conservation Partnership. For more specific information, please see parcel descriptions 57-1, 57-2, and Exhibit 1 map. There is one agricultural license located on this parcel totaling 21 acres. A 46-kV transmission line also crosses this parcel. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands may also provide valuable shade, cover, and food sources for fish. In addition, vegetation preserves shoreline beauty for lake users. Private water-use facilities will not be considered.

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**Parcel - 57-1 (1.9 Acres) - (Above 895 = 1.2; Below 895 = 0.7)**

*Zone 8, Conservation Partnership*

This parcel is located in Rock Creek upstream of Rock Creek Bridge on the right bank between TVA marker numbers 24-35 to 24-38. The parcel is moderately sloped with a natural rocky shoreline. The forested shoreline is dominated by white oak, red oak, dogwood, cedar,

and poplar. Pasture and woodlands are located behind this parcel. A powerline crosses this parcel at the northern end. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel - 57-2 (2.6 Acres) - (Above 895 = 1.5; Below 895 = 1.1)**

*Zone 8, Conservation Partnership*

This parcel is located in Rock Creek upstream of Rock Creek Bridge on the left bank between TVA markers 24-79 to 24-87. The shoreline is moderately sloped and forested. Species include sycamore, poplar, white oak, redbud, and elm. The backlying land is pasture. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel 58 - (9.0 Acres) - (Above 895 = 6.0; Below 895 = 3.0)**

*Zone 7, Residential Access*

This narrow parcel is divided into two sections. The first one is located between TVA property markers 24-90 and 26-8 on the left bank of Rock Creek. Privately developed subdivisions, Lakeside, Timberlake, and Westwood Shores are located behind this parcel. Taylor Creek West, a TERDA developed subdivision, is located directly to the east. The second small section is located between Taylor Creek West Subdivision and the Winchester-Lynchburg 46-kV powerline. Maintained lawns are predominant with existing water-use facilities. This parcel was placed in Zone 7 because it fronts residential development that has historically been considered for water-use facilities. Requests for additional water-use facilities will be considered.



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**Parcel 59 - (25.3 Acres) - (Above 895 = 19.7; Below 895 = 5.6)**

*Zone 4, Natural Resource Conservation*

This parcel is located in two sections. The first small section is located in Rock Creek adjacent to Taylor Creek West Subdivision. The remaining section is located on the west bank of Taylor Creek. A Winchester-Lynchburg 46-kV powerline is located near Rock Creek Road. The parcel is a forested steep slope with public access through East Brook Road. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands may also provide valuable shade, cover, and food sources for fish. In addition, vegetation preserves shoreline beauty for lake users. Requests for water-use facilities will not be considered.

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**Parcel 59A - (1.6 Acres) - (Above 895 = 0.9; Below 895 = 0.7)**

*Zone 7, Residential Access*

This parcel is located on the left bank of Taylor Creek north of Taylor Creek East Subdivision and extends to the bridge. The shoreline is moderately sloped with existing water-use facilities. The backlying private land is residential. This parcel was placed in Zone 7 because it fronts residential development that has historically been considered for water-use facilities. Requests for additional water-use facilities will be considered.

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**Parcel 60 - (7.1 Acres) - (Above 895 = 4.7; Below 895 = 2.4)**

*Zone 7, Residential Access*

This parcel is adjacent to TERDA residential development, Taylor Creek East Subdivision, and is located in Taylor Creek, south of East Brook Bridge. It is located on the right bank of Elk River at mile 163.0 west of Highway 41A. It is a long, narrow strip of land that is partially wooded and fronts private residential developments, Flower Point and Elk Acres. Maintained lawns are predominant with approved water-use facilities. The Estill Springs Nazarene Church has a license for a parking lot on a small portion of this parcel. A public park with picnic tables and a launching ramp is located just east of this parcel. A 46-kV transmission line crosses this parcel. This parcel was placed in Zone 7 because it fronts residential development that has historically been considered for water-use facilities. Requests for additional water-use facilities will be considered.

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**Parcel 61 - (19.1 Acres) - (Above 895 = 3.1; Below 895 = 16.0)**

*Zone 6, Recreation*

This parcel is located on the east side of Taylor Creek and is adjacent to land licensed and operated by the City of Estill Springs for recreational purposes. This parcel was allocated to Zone 6 to reflect adjacent recreational uses. A request has been submitted from the City of Estill Springs to expand their existing licensed area to include this parcel. Requests for private water-use facilities will not be considered.

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**Parcel 62 - (9.4 Acres) - (Above 895 = 3.7; Below 895 = 5.7)**

*Zone 4, Natural Resource Conservation*

This narrow parcel is predominately forested and located between TVA property markers 26-19 and 26-35 at Corn Mill Road on the right bank of Elk River near mile 165.5 and just north of Estill Springs City Park. Considerable private development occurred from 1992 to 1994 on the backlying properties. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands may also provide valuable shade, cover, and food sources for fish. In addition, vegetation preserves shoreline beauty for lake users. Requests for water-use facilities will not be considered.

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**Parcel 63 - (230.2 Acres) - (Above 895 = 80.8; Below 895 = 149.4)**

*Zone 3, Sensitive Resource Management*

- Heritage
- Wetlands
- Visual

This parcel, one of the most ecologically significant, is located between TVA property markers 26-35 on the right bank of the Elk River to Corn Mill Road Bridge and then extends downstream on the left bank to marker 26-71. Four state-listed species, spreading false foxglove, and southern rein-orchid, southeastern shrew, and mole salamander, occur on this parcel. There are 3 agricultural licenses on this parcel totaling 23 acres. This parcel is dominated by an extensive wetland complex including forested, scrub-shrub, and emergent wetlands. The riverine portion of the reservoir is visually important and provides variety to the visual resource. Its low lying shoreline is bounded with water tolerant species of maple, willow, and other bottomland hardwoods. This stream-like setting provides the viewer with a

natural surrounding free from development and, for the most part, free from lake users. An unnamed cemetery (No. 47) is present on this parcel. This parcel was placed in Zone 3 to protect the sensitive plants, wetlands, and visual characteristics. Requests for water-use facilities will not be considered.

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**Parcel 64 - (25.7 Acres) - (Above 895 = 18.7; Below 895 = 7.0)**

*Zone 4, Natural Resource Conservation*

This parcel is located at Elk River mile 164.2 between TVA markers 26-71 and 26-9 on the left bank directly across the river from Estill Springs Public Use Area. An agricultural license totaling six acres is also present. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands may also provide valuable shade, cover, and food sources for fish. In addition, vegetation preserves shoreline beauty for lake users. Requests for water-use facilities will not be considered.

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**Parcel 65 - (6.3 Acres) - (Above 895 = 3.7; Below 895 = 2.6)**

*Zone 3, Sensitive Resource Management*

- Cultural
- Heritage
- Wetlands
- Visual

This small parcel begins at TVA marker 26-9 and extends downstream to marker 26-13A on the left bank of the Elk River at mile 163.3. There are sensitive cultural and historical resources, plants, wetlands and important visual characteristics present. An unauthorized building pad was constructed by a backlying industry and will be treated as an encroachment to be removed. A license agreement has been terminated for a company parking lot, and the company's continued mowing of the parcel will also be treated as an encroachment. An adjacent business has expressed an interest to purchase a portion of this parcel for business expansion. This parcel was placed in Zone 3 to protect the sensitive resources listed above. Requests for private water-use facilities will not be considered.

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**Parcel 66 - (19.8 Acres) - (Above 895 = 13.8; Below 895 = 6.0)**

*Zone 4, Natural Resource Conservation*

This narrow strip is located on the left bank of the Elk River at mile 162.8 beginning just west of the railroad bridge between TVA markers 26-1-9 and just east of 27-9. A portion of this parcel has been rezoned to Zone 8, Conservation Partnership. For more specific information, please see parcel description 66-1 and Exhibit 1 map. Public access is available from Highway 41A. A 46-kV transmission line crosses the parcel on the western portion. The parcel is approximately 50 percent forested. Unauthorized hay removal is also occurring and will be treated as an encroachment. A cemetery (No. 18) is located near TVA marker 27-7. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands may also provide valuable shade, cover, and food sources for fish. In addition, vegetation preserves shoreline beauty for lake users. There is an unauthorized camper located on this parcel and will be dealt with as an encroachment. There are existing facilities on this parcel that will be grandfathered under SMI unless they are determined to be violations. Requests for additional water-use facilities will not be considered.

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**Parcel - 66-1 (1.4 Acres) - (Above 895 = 0.5; Below 895 = 0.9)**

*Zone 8, Conservation Partnership*

This parcel is located on the left bank of the Elk River at mile 162.5 between markers 27-11 and just east of 27-9. The slopes are gentle and the shoreline is forested. The narrow riparian zone has mixed hardwoods which include oak, red maple, dogwood, and sweetgum. There is an existing facility on this parcel that will be grandfathered under SMI unless it is determined to be a violation. The backlying land is currently used for row crops. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel 67 - (57.4 Acres) - (Above 895 = 14.5; Below 895 = 42.9)**

*Zone 3, Sensitive Resource Management*

- Heritage
- Wetlands
- Visual

This parcel stretches along the left bank of the Elk River between miles 161.1 and 162.0. There are 30 acres licensed for agricultural use which extend below the 895-foot contour to the water. There are some shoreline fringe scrub-shrub wetlands along portions of the shoreline. There is considerable land from the 895 contour to summer pool. This parcel has been designated as a habitat protection area to protect two state-listed plant species. Trees and understory vegetation protect water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake. They also provide shade, cover, and a food source for fish. Their roots help bind soil particles together and minimize soil erosion. In addition, vegetation preserves shoreline beauty for lake users. Requests for water-use facilities will not be considered.

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**Parcel 68 - (9.2 Acres) - (Above 895 = 5.4; Below 895 = 3.8)**

*Zone 7, Residential Access*

This narrow parcel is located along the right bank of Hessey Branch at Old Estill Springs Road to the left bank of Elk River mile 161.1. It is between TVA property markers 27-13 and 27-23A. It is approximately 50 percent wooded with some mowing and underbrush removal. Hickory Hills Subdivision is located directly behind this parcel, and there are many water-use facilities present. This parcel was placed in Zone 7 because it fronts residential development that has historically been considered for water-use facilities. Requests for additional water-use facilities will be considered.

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**Parcel 69 - (18.3 Acres) - (Above 895 = 12.5; Below 895 = 5.8)**

*Zone 4, Natural Resource Conservation*

This parcel is located between TVA markers 27-24 and midway between 27-54A and 28-18. A portion of this parcel has been rezoned to Zone 8, Conservation Partnership. For more specific information, please see parcel description 69-1 and Exhibit 1 map. This area, known as “the loop”, is located on the left bank at Elk River at mile 160.5 and just north of Loop Cabin Sites. The parcel is predominately forested with wetlands in the back of Hessey Branch. There is a 46-kV transmission line across the parcel. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before

they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands may also provide valuable shade, cover, and food sources for fish. In addition, vegetation preserves shoreline beauty for lake users. Requests for water-use facilities will not be considered.

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**Parcel - 69-1 (0.3 Acres) - (Above 895 = 0.2; Below 895 = 0.1 )**

*Zone 8, Conservation Partnership*

This parcel is located across from Hickory Hills Subdivision between TVA markers 27-49 and 27-48. The slope is moderate with red clay soil and moderate erosion. The forested parcel includes such species as dogwood, poplar, cedar, red maple, and red oak. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel 70 - (18.5 Acres) - (Above 895 = 4.2; Below 895 = 14.3)**

*Zone 3, Sensitive Resource Management*

- Heritage
- Wetlands

Parcel 70 is located on the left bank of Elk River at mile 160.0. There is no public access. The slope is gentle and provides a buffer from land that is on one existing agricultural license; this licensed land totals eight acres. Fringe scrub-shrub and emergent wetlands also exist along the shoreline. This parcel was placed in Zone 3 to protect the sensitive resources mentioned above. Requests for water-use facilities will not be considered.

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**Parcel 71 - (22.8 Acres) - (Above 895 = 13.2; Below 895 = 9.6)**

*Zone 4, Natural Resource Conservation*

This narrow shoreline parcel contains two sections bisected by TERDA developed Murray Lake Estates Subdivision. The parcel begins south of TVA marker 29-39 and extends to 29-44 along the left bank of the Elk River at mile 158.5. Portions of this parcel have been rezoned to Zone 8, Conservation Partnership. For more specific information, please see parcel descriptions 71-1, 71-2, 71-3, 71-4 and Exhibit 1 map. A local transmission line runs parallel along an old road access. The upper portion of the parcel, known as the Lockmiller area, receives heavy informal use and is routinely abused. Signs have been placed and a ditch opened for

controlling vehicle access and for protecting vegetation. There are 8 acres of land currently under agricultural license. Public access is available from Old Estill Springs road. The terrain is open and forested with gentle to moderate slopes near the Lockmiller area. The downstream portion of the parcel is bluff with forest cover. Scrub-shrub wetlands occur along the edge of the parcel. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands may also provide valuable shade, cover, and food sources for fish. In addition, vegetation preserves shoreline beauty for lake users. There are existing facilities on this parcel that will be grandfathered under SMI unless they are determined to be violations. Requests for additional water-use facilities will not be considered.

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**Parcel 71-1 (2.4 Acres) - Above 895 = 1.2; Below 895 = 1.2)**

*Zone 8, Conservation Partnership*

This parcel fronts Bell Acres Subdivision and is located across from Acklen Bend on the left bank of the Elk River at mile 157.5. It is also located between TVA markers 29-44 and extends south past marker 29-39. The shoreline is steep and includes mixed hardwoods such as oak, hickory, poplar, maple, azaleas, and mountain laurel. There is light erosion. Violations exist on the parcel and are currently being investigated by the Wheeler Watershed Team. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel 71-2 (0.7 Acres) - (Above 895 = 0.5; Below 895 = 0.2)**

*Zone 8, Conservation Partnership*

This small parcel also fronts Bell Acres Subdivision and is located at TVA marker 29-38 extending south past marker 29-36. The shoreline is steep and includes mixed hardwoods such as oak, hickory, poplar, maple, azaleas, and mountain laurel. There is light erosion. Violations exist on the parcel and are currently being investigated by the Wheeler Watershed Team. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This

would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel - 71-3 (2.4 Acres) - (Above 895 = 1.4; Below 895 = 1.0)**

*Zone 8, Conservation Partnership*

This parcel begins at TVA marker 29-15 and extends just north of marker 29-25. It is located across the slue from Murray Lake Subdivision. The shoreline is gently sloped and forested with mixed upland hardwoods. Species include white oak, red oak, dogwood, sweetgum, and scattered red cedar. There are existing facilities on this parcel that will be grandfathered under SMI unless they are determined to be violations. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel - 71-4 (1.0 Acres) - (Above 895 = 0.5; Below 895 = 0.5)**

*Zone 8, Conservation Partnership*

This parcel is located opposite Elk River mile 158.5 on the left bank of Murray Lake Subdivision. This parcel begins at TVA marker 29-8 and extends north to marker 29-2A. The shoreline is moderately sloped with moderate erosion and undercut banks. The shoreline is forested with mixed hardwoods such as red oak, beech, cedar, red maple, and large scattered white oaks. In addition, there are mountain laurel and azalea. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.



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**Parcel 71-5 (1.0 Acre) - (Above 895 = 0.4; Below 895 = 0.6)**

*Zone 8, Conservation Partnership*

This parcel is located on the left bank of the Elk River at mile 158.8 and begins just north of TVA marker 28-33 and extends to the back of the cove. The land is relatively flat and the backlying property is used for agricultural purposes (i.e., hay and pasture). The shoreline consists of young vegetation. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel 72 - (17.2 Acres) - (Above 895 = 4.7; Below 895 = 12.5)**

*Zone 3, Sensitive Resource Management*

- Heritage
- Cultural
- Wetlands

This is a narrow parcel located on the left bank of the Elk River near mile 57.5 between TVA property markers 29-44 and 29-56. Five acres are currently under agricultural license and is mostly cleared and grazed. There is no public access by road. The terrain has moderate to gentle slopes and considerable land below the 895 contour. There is a shrub-scrub wetland on the parcel. There are sensitive cultural resources located on this parcel. Cattle are significantly degrading the site on the downstream portion. A new subdivision, Bell Acres, is located next to the parcel and has requested water-use facilities in the sensitive areas. Requests for water-use facilities in sensitive areas (Zone 3) will not be considered. There are existing encroachments of riprap and vegetation clearing which are being resolved with the adjacent property owners. Requests for water-use facilities will not be considered.

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**Parcel 73 - (15.5 Acres) - (Above 895 = 11.7; Below 895 = 3.8)**

*Zone 4, Natural Resource Conservation*

This parcel is bisected by the existing Riva Lake Camp. The first section is located on the left bank of the Elk River near mile 154.7 between TVA markers 29-77 and 29-81. The second section includes a unique peninsula near mile 15.5. Portions of this parcel have been rezoned to Zone 8, Conservation Partnership. For more specific information, please see parcel descriptions 73-1, 73-2, and Exhibit 1 map. Year-round access is available to the end of the

peninsula. There is one agricultural license on this parcel totaling 7 acres. The terrain is forested with slopes ranging from moderate to steep bluffs. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands may also provide valuable shade, cover, and food sources for fish. In addition, vegetation preserves shoreline beauty for lake users. Requests for water-use facilities will not be considered.

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**Parcel - 73-1 (1.6 Acres) - (Above 895 = 0.9; Below 895 = 0.7)**

*Zone 8, Conservation Partnership*

This parcel is located on the left bank of the Elk River at mile 156.1 It begins at TVA marker 29-72 and extends past marker 29-77, approximately 40 feet. The parcel contains a moderately sloped forested shoreline. It includes young upland hardwoods with a good understory. Seven species can be found: red maple, white oak, red oak, beech, farkleberry, holly, and mountain laurel. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel - 73-2 (1.3 Acres) - (Above 895 = 0.7; Below 895 = 0.6)**

*Zone 8, Conservation Partnership*

This parcel fronts Riva Lake Camp on the left bank of the Elk River at mile 156.5. The shoreline slope is moderate to steep. Young upland hardwoods include species such as red maple, white oak, red oak, beech, farkleberry, holly, and mountain laurel. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel 73A - (2.7 Acres) - (Above 895 = 2.3; Below 895 = 0.4)**

*Zone 6, Recreation*

This parcel is located on the left bank of the Elk River at river mile 156.5 and is located between TVA markers 29-60 and 29-72. It is known as the Riva Lake Camp and was in existence prior to construction of the reservoir. This parcel was placed in Zone 6 to reflect its current recreational use. Requests for private water-use facilities will not be considered.

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**Parcel 74 - ( 16.8 Acres) - (Above 895 = 11.8; Below 895 = 5.0)**

*Zone 7, Residential Access*

This parcel is divided into two portions. The first portion is located on the left bank of the Elk River near mile 155.0. Informal access and boat launching occur downstream of Lee Ford Bridge on both banks by way of Old Highway 130. The second portion is located on the left bank of the Elk River near mile 154.4, and downstream of Lee Ford Bridge. The terrain is forested with moderate to steep slopes and a mixture of mowed lawns, tree cover, and bluffs. This parcel was placed in Zone 7 to reflect existing residential access uses. Requests for additional water-use facilities will be considered, but must be carefully evaluated to avoid impacts to the water intake.

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**Parcel 75 - (128.2 Acres) - (Above 895 = 112.0; Below 895 = 16.2)**

*Zone 4, Natural Resource Conservation*

This parcel is divided into three sections. The first and second sections are located near mile 154.6 on both the right and left banks of the Elk River. Informal access and boat launching is present downstream of Lee Ford Bridge on both banks by way of old Highway 130. The third section is located on the right bank of Boiling Fork Creek and extends around the confluence of the left bank of the Elk River near mile 154.2 between TVA property markers 30-1-16 and 30-16. There are 3 licenses totaling 30 acres of land currently licensed for agricultural purposes. The City of Winchester has a water intake plant which is located upstream of Lee Ford Bridge behind the second section of this parcel. The City of Winchester Sewage Treatment plant is located on 16 acres behind the third section of this parcel. Public access is available from three public roads off Highway 130. The terrain is moderate to gentle on most of the parcel with a mixture of forest and pasture. Steep scenic bluffs are located in the hollows and fingers of the parcel. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands may also provide valuable shade, cover, and food sources for fish. In addition,

vegetation preserves shoreline beauty for lake users. Requests for water-use facilities will not be considered.

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**Parcel 76 - (146.0 Acres) - (Above 895 = 131.5; Below 895 = 14.5)**

*Zone 6, Recreation*

This parcel is located at the confluence of Boiling Fork Creek and the Elk River at mile 154.0. It extends upstream along the left bank of Matthew Branch to the causeway of Hull Lane. TDEC currently uses the west portion of the parcel as part of the Devil's Step Campground. There are 63 acres licensed for agricultural use. Public access is available from an unimproved county road from Dripping Springs Road and Launching Ramp. The terrain is mostly flat and gently sloping with open land comprising approximately 50 percent of the parcel. A mature deciduous woodland is located on the most western portion of the parcel. Two state-listed sensitive plant species occur on the eastern shoreline. A locally significant presence of Little Bluestem is located along the embayment of Matthew Branch. Any proposal would require the establishment of sufficient buffers to avoid impacts to these sensitive plants. Future uses of this parcel will be delineated through the TDEC's Park Management Plan for Tims Ford State Park. The Park Management Plan planning process will evaluate and identify appropriate land uses within the state park based on local needs and priorities. The planning process will assess optimum recreation opportunities while protecting and preserving the natural, cultural, and aesthetic values of the park land. Requests for private water-use facilities will not be considered.

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**Parcel 77 - (88.7 Acres) - (Above 895 = 59.3; Below 895 = 29.4)**

*Zone 4, Natural Resource Conservation*

This parcel is divided into three main sections. Portions of this parcel have been rezoned to Zone 8, Conservation Partnership. For more specific information, please see parcel descriptions 77-1, 77-2, 77-3, and Exhibit 1 map. The first section is a long linear parcel located at the head of Matthew Branch in Boiling Fork Creek where there is public access by Dry Creek Road. This wooded parcel has a 161-kV TVA Norris-Wilson Dam transmission line crossing its length. There is also public access from the unimproved Dripping Springs Road. It joins TERDA residential development, Dripping Springs Subdivision. The second portion of this parcel is located on the left bank of Dry Creek mile 0.6 between two TERDA residential developments—Dripping Springs and Dry Creek Estates. There is no public road access on this section. This parcel is completely wooded with a very small wetland located in the back of the cove on the most northwestern portion of the parcel. The third section of the parcel is long and linear and located on the left bank of Dry Creek between river miles 0.8 and 1.2 downstream of Dry Creek Bridge. The terrain on this section is mostly forested. There is an existing facility on this parcel that will be grandfathered under SMI unless it is determined to be a violation. Several exotic species including autumn olive and Oregon grape were also identified on this parcel. The portion of the tract on the right bank of Dry Creek joins the Roy

T. Crownover Corporate Park, and there is public access from Highway 50. The left bank is wooded, and the right bank and head of the creek is scrub cover. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands may also provide valuable shade, cover, and food sources for fish. In addition, vegetation preserves shoreline beauty for lake users. Requests for water-use facilities will not be considered.

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**Parcel - 77-1 (0.5 Acres) - (Above 895 = 0.2; Below 895 = 0.3)**

*Zone 8, Conservation Partnership*

This parcel is located on the left bank of Dry Creek upstream of the Highway 50 Bridge just south of TVA marker 32-5 and extends to marker 32-5B. The slope is moderate, and the shoreline is predominantly forested with red cedar, yellow poplar, and sassafras. Water depth is excellent. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions. Since some tree cutting and mowing has occurred near TVA marker 32-5B, this is the preferred location for community facilities.

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**Parcel - 77-2 (1.8 Acres) - (Above 895 = 1.1; Below 895 = 0.7)**

*Zone 8, Conservation Partnership*

This parcel is located on the left bank of Dry Creek upstream of the Highway 50 Bridge, southwest of TVA marker 32-16 and extends to marker 32-20. The slope is moderate and predominantly forested with red cedar, poplar, sweetgum, and white oak. Shoreline erosion is minimal along the shoreline. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and

consideration of site suitability and physical restrictions. An old concrete ramp located near TVA marker 32-16 is the preferred location for community facilities.

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**Parcel - 77-3 (0.3 Acres) - (Above 895 = 0.2; Below 895 = 0.1)**

*Zone 8, Conservation Partnership*

This parcel is located on the right bank of Dry Creek upstream of Highway 50 Bridge, south of TVA marker 32-46 and south of marker 32-45. This parcel is forested with scattered sweetgum and red cedar. Adjoining private property is farmland. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions. A portion of this parcel has been cleared of undergrowth. The community facility is recommended at this location.

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**Parcel 78 - (16.8 Acres) - (Above 895 = 12.8; Below 895 = 4.0)**

*Zone 5, Industrial/Commercial Development*

This parcel is located on the right bank of Dry Creek upstream of Highway 50 Bridge. This bridge also provides public access. The site used for bridge construction would be an acceptable area for dock builders to use as a staging area for assembling water-use facilities. There are 10 acres licensed for agricultural use. The terrain is gently sloping with fringe wetlands along the shoreline. Turner Cemetery is also located behind the parcel. This parcel could possibly be used as an expansion of the Roy T. Crownover Corporate Park and would allow the construction of an additional road access. Requests for private water-use facilities will not be considered.

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**Parcel 79 - (37.6 Acres) - (Above 895 = 27.6; Below 895 = 10.0)**

*Zone 6, Recreation*

This parcel is located on Dry Creek downstream of Highway 50 Bridge. There are four acres of land currently licensed for agricultural purposes. Dry Creek beach and public swimming area was constructed by TERDA and is operated by a management agreement with Franklin County. The terrain slopes gently to the river and fringe wetlands exist along the shoreline. Any activities proposed for this site must be carefully evaluated to avoid impacts to the wetlands. This parcel was placed in Zone 6 to reflect existing recreational uses. Requests for private water-use facilities will not be considered.

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**Parcel 79A - (18.2 Acres) - (Above 895 = 8.3; Below 895 = 9.9)**

*Zone 4, Natural Resource Conservation*

This parcel is located at the confluence of Dry Creek and Boiling Fork Creek. There is an old launching ramp that is occasionally used by the public. This parcel is mostly open with fringe wetlands along the shoreline. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands may also provide valuable shade, cover, and food sources for fish. In addition, vegetation preserves shoreline beauty for lake users. Requests for water-use facilities will not be considered.

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**Parcel 79B - (52.0 Acres) - (Above 895 = 48.8; Below 895 = 3.2)**

*Zone 5 - Industrial/Commercial Development*

This parcel is located on Boiling Fork Creek near mile 2.0 and could provide for future uses such as educational facilities and supporting structures as defined in the zone definitions for Zone 5 in Table 2. The terrain is gently sloping with the majority being open land. The parcel also has extensive internal roads which are abused by off-road recreational vehicles. Efforts are being made to stop this abuse. Requests for private water-use facilities will not be considered.

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**Parcel 80 - (36.8 Acres) - (Above 895 = 23.7; Below 895 = 13.1)**

*Zone 6, Recreation*

This parcel is located in two sections and joins the Winchester City Park on both the east and west sides. The eastern portion is located on the right bank of Boiling Fork Creek, upstream of Red Mill Bridge. It is bisected by Old Estill Springs Road and the 161-kV Norris Wilson transmission line. There are two agricultural licenses on this parcel totaling 6 acres. Public access is available from Old Estill Springs Road and the park playground. Wetlands are present north of Old Estill Springs Road. The western portion of this parcel is located on the right bank of Boiling Fork Creek adjacent to Winchester City Park. Finch Cemetery is located on the parcel near the city park. The terrain is moderate to gentle on most of the parcel. Land cover is a mixture of forest and pasture land with significant amounts of scrub-shrub wetlands occurring along the shoreline on the eastern portion of the parcel. The City of Winchester has expressed an interest in the adjacent lands for park expansion. Any proposed recreational expansion will be evaluated to avoid impacts to wetlands fronting this parcel. This parcel was placed in Zone 6 to reflect existing recreational uses. Requests for private water-use facilities will not be considered.

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**Parcel 81 - (23.4 Acres) - (Above 895 = 18.6; Below 895 = 4.8)**

*Zone 4, Natural Resource Conservation*

This narrow parcel is divided into two main sections. A portion of this parcel has been rezoned to Zone 8, Conservation Partnership. For more specific information, please see parcel description 81-1 and Exhibit 1 map. The first section is located on the left bank of Boiling Fork Creek from TVA property markers 31-19 to 33-1-19 near Elk River mile 2.6. to Red Mill bridge. The second section is located between TVA property markers 33-1-26 and 33-2-15. A local transmission line is present on the parcel, and there is no public access. The terrain is gently sloping with 10 acres of land currently licensed for agricultural purposes. As a result of unrestrained cattle on the parcel, there is considerable bank erosion. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands also provide valuable shade, cover, and food sources for fish. In addition, vegetation preserves shoreline beauty for lake users. There is an existing facility on this parcel that will be grandfathered under SMI unless it is determined to be a violation. However, requests for additional water-use facilities will not be considered.

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**Parcel - 81-1 (1.8 Acres) - (Above 895 = 0.8; Below 895 = 1.0)**

*Zone 8, Conservation Partnership*

This parcel is located on the left bank of Boiling Fork Creek downstream of 41A Bridge. The slope is gentle and forested with locust, red maple, and black willow. Upland area consists of red cedar and scattered oaks. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel 82 - (3.1 Acres) - (Above 895 = 2.0; Below 895 = 1.1)**

*Zone 7, Residential Access*

This narrow parcel is located on the left bank of Boiling Fork Creek near mile 2.6 between TVA property markers 33-1-19 and 33-1-6 at a point in the center of High Street just south of Red



Mill Bridge. A local transmission line is present on the parcel. The terrain is gently sloping to flat but has steep banks on the area along North High Street. This parcel was placed in Zone 7 to reflect the existing residential access. Requests for additional water-use facilities will be considered.

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**Parcel 83 - (9.7 Acres) - (Above 895 = 5.5; Below 895 = 4.2)**

*Zone 5, Industrial/Commercial Development*

This parcel is located upstream of Red Mill Bridge and contains the TDEC Winchester office and maintenance buildings. It is located between TVA markers 33-1-14 and 33-1-27 and is adjacent to private residential development and inside the Winchester City limits. Public access is available from High Street off Highway 130. The terrain is gently sloping and the land cover contains herbaceous plants and scattered trees. This parcel was placed in Zone 5 to reflect the existing commercial uses. Requests for private water-use facilities will not be considered.

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**Parcel 84 - (2.4 Acres) - (Above 895 = 1.0; Below 895 = 1.4)**

*Zone 7, Residential Access*

This narrow parcel is located on the right bank of Boiling Fork Creek near mile 3.8 between TVA markers 33-23 and 33-29. There is a 161- kV transmission line crossing the parcel. Holly Hills Subdivision is located directly behind this parcel. The terrain is a mixture of mowed lawns, tree cover bluff, and moderate slopes. This parcel was placed in Zone 7 because it fronts residential development that has historically been considered for water-use facilities. Requests for additional water-use facilities will be considered.

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**Parcel 84A - (4.8 Acres) - (Above 895 = 2.7; Below 895 = 2.1)**

*Zone 7, Residential Access*

This parcel is located on the north side of Wagner Creek and fronts Shelly Heights Subdivision. It begins at TVA marker 33-31 and extends to the north side of the Highway 127 Bridge. The terrain is a mixture of mowed lawns and moderate tree cover. This parcel was placed in Zone 7 because it fronts residential development that has historically been considered for water-use facilities. Requests for additional water-use facilities will be considered.

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**Parcel 84B - (4.3 Acres) - (Above 895 = 2.1; Below 895 = 2.2)**

*Zone 7, Residential Access*

This parcel is located on the south side of Wagner Creek and fronts M & R Estates. It begins at TVA marker 33-76 and extends to south side of the Highway 127 Bridge. The terrain is a mixture of mowed lawns and moderate tree cover. This parcel was placed in Zone 7 to reflect

residential development that has historically been considered for water-use facilities. Requests for additional water-use facilities will be considered.

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**Parcel 85 - (16.5 Acres) - (Above 895 = 8.7; Below 895 = 7.8)**

*Zone 4, Natural Resource Conservation*

This narrow shoreline parcel is located on the left and right banks of Wagner Creek and upstream of Sharp Springs Road. The left and right banks are in Winchester and Decherd city limits, respectively. It is adjacent to M&R Estates Subdivision, and there is no public access by road. Terrain is mostly forested with some wetlands present in the head of the creek. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands also provide valuable shade, cover, and food sources for fish. In addition, vegetation preserves shoreline beauty for lake users. Requests for water-use facilities will not be considered.

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**Parcel 86 - (11.8 Acres) - (Above 895 = 9.7; Below 895 = 2.1)**

*Zone 4, Natural Resource Conservation*

This parcel is located between markers 33-76 to halfway between 33-78 and -79 near the confluence of Boiling Fork and Wagner Creeks and is adjacent to Winchester Village. There is no public access from Brandiway Street. The forested terrain is moderate slopes with a rock bluff on the southern portion of the parcel. One agricultural license exists on the northern portion of this parcel and contains 3 acres. This parcel was placed in Zone 4 to protect important wildlife habitat and shoreline vegetation. Forested shorelines are important to the ecology of the reservoir by providing food, cover, dispersal and travel corridors, and habitat for diverse populations of plants and animals. This undisturbed vegetated zone protects water quality by filtering nutrients, sediments, and other pollutants from runoff before they reach the lake, and the roots help bind soil particles together minimizing soil erosion. Trees, shrubs, and fringe wetlands also provide valuable shade, cover, and food sources for fish. In addition, vegetation preserves shoreline beauty for lake users. Requests for water-use facilities will not be considered.

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**Parcel - 86-1 (0.9 Acres) - (Above 895 = 0.2; Below 895 = 0.7)**

*Zone 8, Conservation Partnership*

This parcel is adjacent and to the west of Holly Hills Subdivision beginning at TVA marker 33-21 to approximately 180 feet past marker 33-23. This narrow shoreline is gently sloping and wooded. One agricultural license exists on this parcel totaling 3 acres. Species consist of red maple and black willow. Water depth is approximately nine feet deep 50 feet from the

shoreline. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel - 86-2 (2.1 Acres) - (Above 895 = 1.1; Below 895 = 1.0)**

*Zone 8, Conservation Partnership*

This parcel is located east of Holly Hills Subdivision just west of TVA marker 33-29 extending to marker 33-31. The slope is moderate with a natural rock outcropping, minimal erosion, and deep water. One agricultural license exists on this parcel totaling 2 acres. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions. Since the upstream portion of this parcel is more steep, it is recommended that the community facility be located on the west end of the parcel near TVA marker 33-30.

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**Parcel 87 - (7.7 Acres) - (Above 895 = 3.1; Below 895 = 4.6)**

*Zone 7, Residential Access*

This narrow strip of shoreline is located in the City of Winchester in Boiling Fork Creek downstream of Dinah Shore Boulevard. water-use facilities exist from adjacent property owners at Winchester Village and Springbrook Subdivisions. There is no public road access. The terrain is flat on top with steep to moderate slopes to the water. The shoreline is mostly forested on the left bank with intermittent open and forested areas throughout the remainder of the parcel. water-use facilities exist and will continue to be considered at this location. This parcel was placed in Zone 7 because it has historically been considered for water-use facilities.

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**Parcel 88 - (62.8 Acres) - (Above 895 = 23.5; Below 895 = 39.3)**

*Zone 4, Natural Resource Conservation*

This narrow strip of shoreline is located within both the cities of Winchester and Franklin. It runs along both sides of Boiling Fork Creek, beginning downstream near Dinah Shore Boulevard, and continues upstream. Portions of this parcel have been rezoned to Zone 8, Conservation Partnership. For more specific information, please see parcel descriptions 88-1, 88-2, and Exhibit 1 map. The abandoned CSX transportation railroad crosses the parcel and there is an existing city sewer line on the left bank. There are two agricultural licenses totaling 3 acres. There are encroachments and violations on this parcel that range from water use facility violations to mowing encroachments. Public road access is unavailable on the right bank. The left bank can be accessed by the public from existing city streets. Except for the narrow creek channel, the water depth is shallow. The terrain is diverse with forested shorelines, exposed rock bluffs, and emergent wetlands along the shoreline.

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**Parcel - 88-1 (1.2 Acres) - (Above 895 = 0.4; Below 895 = 0.8)**

*Zone 8, Conservation Partnership*

This parcel is located on Boiling Fork Creek between TVA markers 33-2-45 and 33-2-48, just upstream of Highway 41A Bridge on the right bank. The forested shoreline consists of red maple, red cedar, hackberry, black cherry, and sweetgum. Minor erosion occurs at summer pool. There are numerous dead trees and some evidence of understory clearing and/or burning. Adjoining land is residential. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. There is an existing facility on this parcel that will be grandfathered under SMI unless it is determined to be a violation. Community facilities could be approved after review and consideration of site suitability and physical restrictions.

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**Parcel - 88-2 (1.7 Acres) - (Above 895 = 0.4; Below 895 = 1.3)**

*Zone 8, Conservation Partnership*

This parcel is located on Boiling Fork Creek upstream of 41A Bridge on the left bank between TVA markers 34-1-32 and 34-1-30. The topography is flat with some forested wetlands. The parcel is forested predominantly with black willow and red maple. This parcel was placed in Zone 8 to create the opportunity for establishment of a wider shoreline buffer zone which will

provide greater benefit and protection to the environment. This would be accomplished through shoreline protection partnerships with the adjacent private property owners. Conservation partnership easements would be established to create a 100-foot deep buffer area along the shoreline. Increasing the shoreline buffer area would benefit the environment by protecting water quality and shoreline aesthetics, providing additional fish and wildlife habitat, and reducing shoreline erosion. Individual water-use facilities will not be considered. Community facilities could be approved after review and consideration of site suitability and physical restrictions. One area on this parcel has been cleared fronting residential property.

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**Parcel 89 - (9.2 Acres) - (Above 895 = 1.0; Below 895 = 8.2)**

*Zone 7, Residential Access*

This parcel extends from TVA property markers 34-2-2 to 34-2-30 fronting Rogers Haven Subdivision. water-use facilities are present. This parcel was placed in Zone 7 because it fronts residential development that has historically been considered for water-use facilities. Requests for additional water-use facilities will be considered; however, these requests must be carefully evaluated to avoid impacts to the wetlands.

## Glossary

**dam reservation** - lands generally maintained in a park-like setting by TVA to protect the integrity of the dam structure, hydroelectric facilities, and navigation lock. The reservation also provides for public visitor access to the TVA dam facilities and recreation opportunities, such as public boat access, bank fishing, camping, picnicking, etc.

**drawdown** - area of reservoirs exposed between full summer pool and minimum winter pool levels during annual drawdown of the water level for flood control.

**embayment** - a bay or arm of the reservoir.

**endangered species** - Any species in danger of extinction throughout all or a significant portions of its range or territory.

**floodplain** - any land area susceptible to inundation by water from any source by a flood of selected frequency. For purposes of the National Flood Insurance Program, the floodplain, as a minimum, is that area subject to a 1 percent or greater chance of flooding (100-year flood) in any given year.

**mainstream reservoirs** - impoundments created by dams constructed across the Tennessee River.

**riparian zone** - an area of land that has vegetation or physical characteristics reflective of permanent water influence. Typically a streamside zone or shoreline edge.

**riprap** - stones placed along the shoreline for bank stabilization and other purposes.

**riverine** - having characteristics similar to a river.

**scrub-shrub** - woody vegetation less than about 20 feet tall. Species include true shrubs, young trees, and trees or shrubs that are small or stunted because of environmental conditions.

**shoreline** - the line where the water of a TVA reservoir meets the shore when the water level is at the normal summer pool elevation.

**SMZ (Shoreline Management Zone)** - a barrier of permanent vegetation established or left undisturbed around a reservoir in order to buffer the adverse impacts resulting from development and increased human activity.

**significant cultural resources** - Some of the parcel descriptions state that “the parcel contains significant cultural resources” or that “cultural resource considerations may affect development of the parcel.” However, many of the parcel descriptions contain no reference to archaeological or other cultural resources. The lack of such references within a parcel description does not necessarily indicate that significant cultural resources do not

exist. The use of any parcel for developmental purposes may require additional archaeological testing or mitigation of adverse impact to archaeological sites. The costs of required testing or mitigation would be the responsibility of the developer.

**summer pool elevation** - the normal upper level to which the reservoirs may be filled. Where storage space is available above this level, additional filling may be made as needed for flood control.

**tributary reservoirs** - impoundments created by dams constructed across streams and rivers that eventually flow into the Tennessee River.

**upland** - the higher parts of a region, not closely associated with streams or lakes.

**wetlands - as defined in TVA Environmental Review Procedures**, "Wetlands are those areas inundated by surface or groundwater with a frequency sufficient to support and under normal circumstances do or would support a prevalence of vegetation or aquatic life that requires saturated or seasonably saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, mud flats, and natural ponds.

**Wetlands** - Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions.

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