

Public Notice - Tennessee Valley Authority (TVA)
No Practicable Alternative for
Townhome Development in the 100-year Floodplain

October 13, 2026

Notice is hereby given that the Tennessee Valley Authority (TVA) is proposing to issue Section 26a approval in categorical exclusion checklist 56212 for a proposed 124 unit townhome development and amenities at approximately Tennessee River Mile 463.4, right descending bank, on Nickajack Reservoir in Hamilton County, Tennessee. Some of the proposed residential development would be located on fill within the 100-year floodplain and is, therefore, subject to the requirements of EO 11988. The location of the proposed development is shown in the attached Figure within the pink circle.

The proposed townhome development would involve placing approximately 1,151 cubic yards of fill within the 100-year floodplain in order to achieve finish floor elevations that meet the City of Chattanooga's floodplain ordinance. The property was purchased with the intention of developing a residential subdivision. The proposed development will be undertaken on private land. No request has been made for the use of any TVA land or land rights. TVA's only action is the issuance of a Section 26a permit for the placement of fill for parking areas, residential development, and sidewalks, and portions of these actions would be located within the 100-year floodplain. Accordingly, TVA has very limited control over the selection of alternative sites for locating such a development. Based on information provided by the applicant, there are no other available, undeveloped properties that could practicably meet the goals of the development.

The applicant has identified several design minimization and mitigation measures employed to reduce the impacts to the floodplain and public safety including:

- avoiding siting any development within the regulatory floodway,
- siting the majority of the development outside of the 100-year floodplain,
- limiting residential structures and fill within the 100-year floodplain to the greatest extent practicable,
- elevating the site with fill to achieve finish floor elevations that are consistent with the City of Chattanooga's floodplain ordinance, and
- evaluating the site design's impacts on the base flood carrying capacity and impacts to upstream and downstream properties.

The applicant has provided a certification that was sealed by an engineer licensed to practice in Tennessee stating the proposed development would not cause a rise in the base flood elevations or a significant reduction in the flood-carrying capacity of the Tennessee River. The engineer further stated that there would be no adverse impacts to upstream or downstream properties from any changes in flood risk due to the development.

The applicant has provided TVA with a copy of the City of Chattanooga Floodplain Management Permit #FPM-26-16, which demonstrates this proposal is consistent with the local floodplain management ordinance.

TVA has therefore concluded that the proposed project is consistent with Executive Order 11988 because:

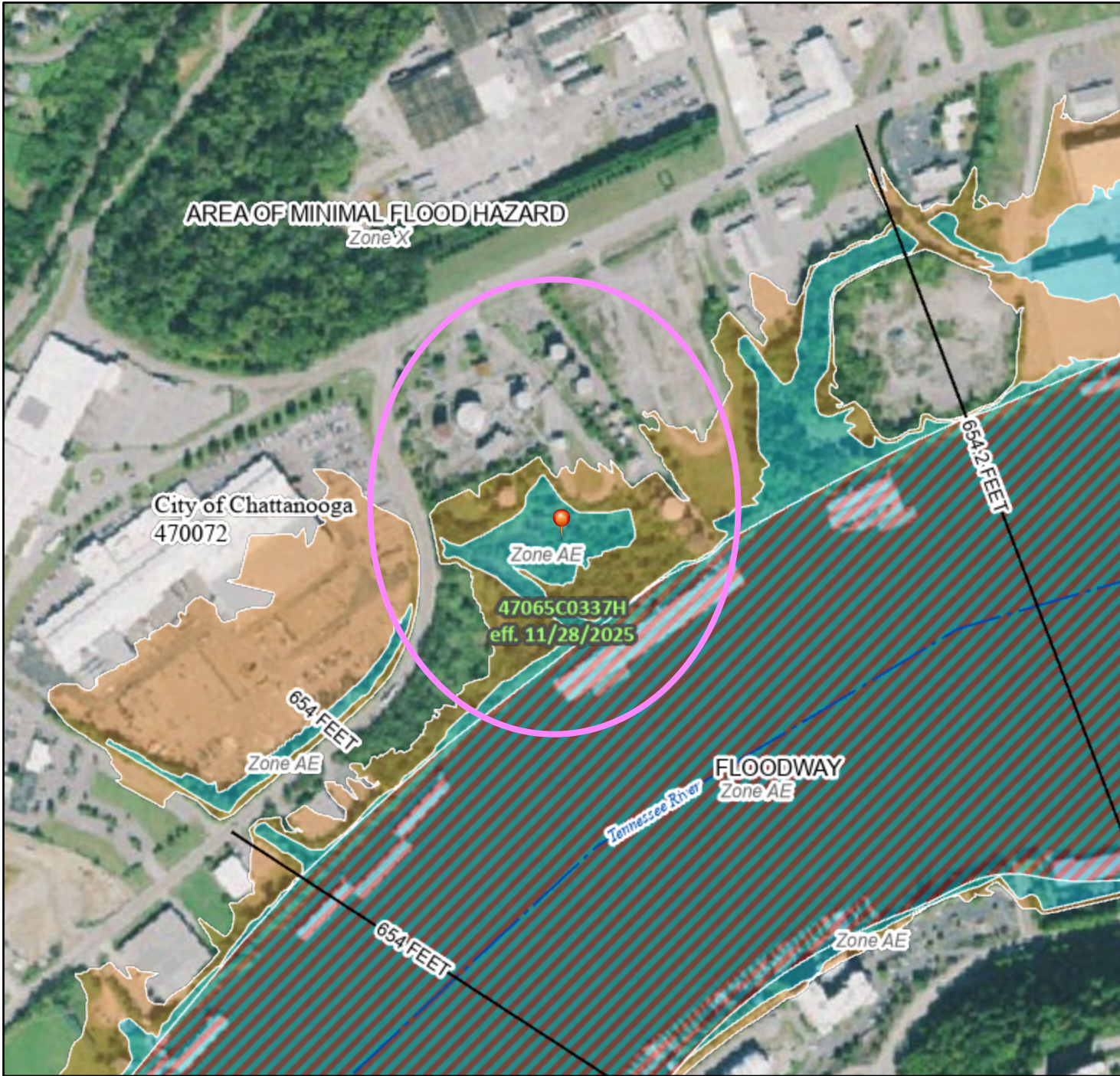
1. There is no practicable alternative to locating this development within the floodplain,
2. The proposed development has been designed to minimize to the extent practicable harm to or within the floodplain,
3. The proposed project would conform with applicable state and local floodplain protection standards, and
4. Identifiable impacts to the floodplain are negligible.

Any party wishing to comment on the action's potential to affect floodplains should email comments to gtzimmerman@tva.gov on or before October 26, 2026.

National Flood Hazard Layer FIRMMette



85°19'42"W 35°3'42"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/13/2026 at 5:20 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.