Public Notice - Tennessee Valley Authority (TVA)
No Practicable Alternative for
Public Park Rehabilitation & Improvements in the 100-year Floodplain

November 6, 2026

Notice is hereby given that the Tennessee Valley Authority (TVA) is proposing to issue Section 26a approval in categorical exclusion checklist 56894 for a proposed rehabilitation and improvement of the existing waterfront park at Ross's Landing along the Tennessee River between approximately Tennessee River Mile 463.60 to 464.05 on Nickajack Reservoir in Hamilton County, Tennessee. Some of the proposed improvements for the waterfront park include structural elements and proposed fill activities that would be located within the 100-year floodplain and is, therefore, subject to the requirements of EO 11988. The location of the existing park is shown in the attached Figure within the pink polygon.

The proposed park improvements would involve placing approximately 5,178 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. 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 pedestrian facilities, walkways, and structural elements for dining spaces, 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 due to the City of Chattanooga's existing ownership and operation of the site.

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,
- designing the project to have a net increase in flood storage by having more planned land removal than imported fill from offsite within the 100-year floodplain,
- siting the majority of the development outside of the 100-year floodplain,
- limiting structural elements 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 submitted a sealed No-Rise certification to the City of Chattanooga and received approval on September 1, 2026.

The applicant has provided TVA with a copy of the City of Chattanooga Floodplain Management Permit #FPM-26-14, 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:

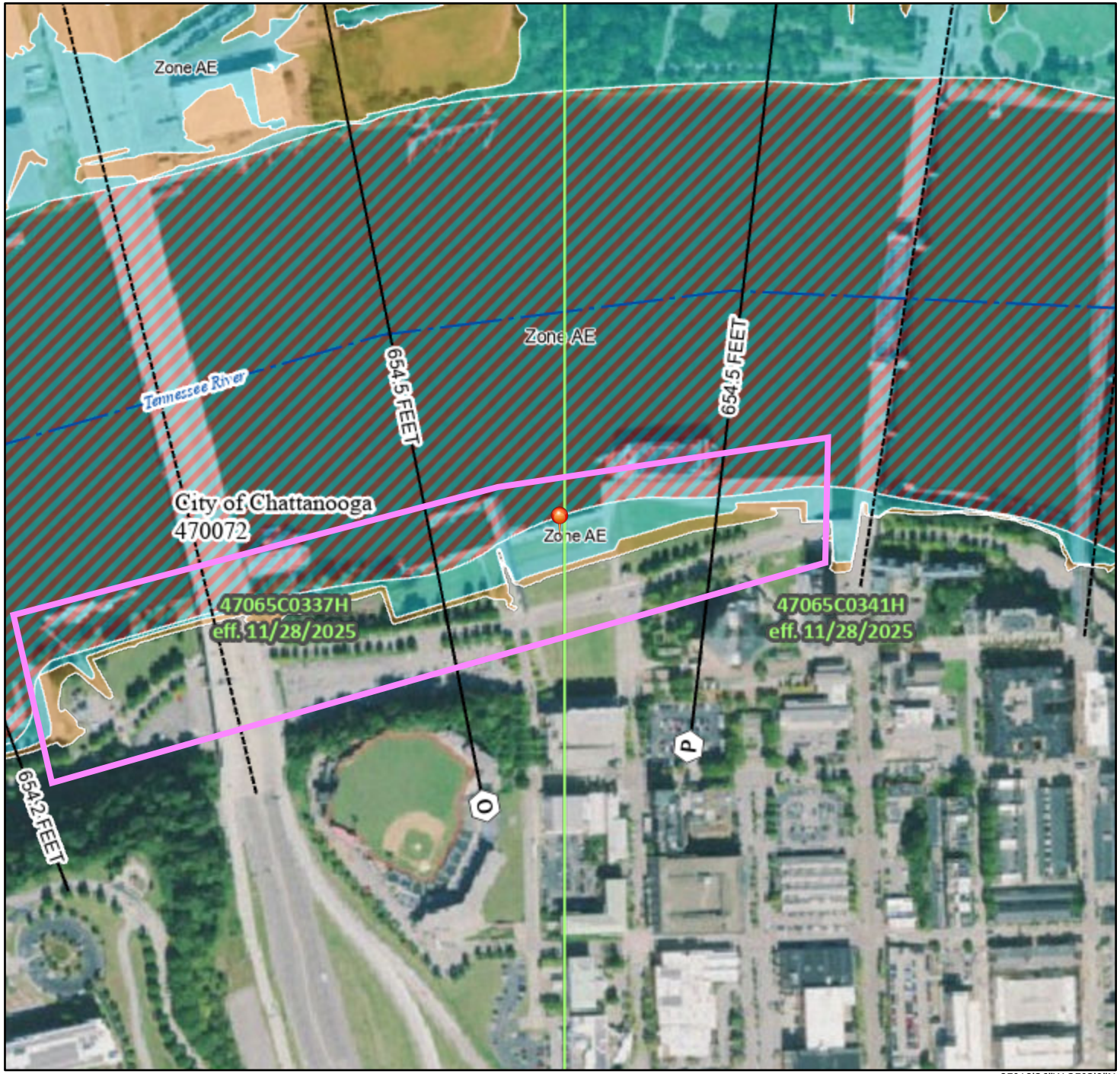
1. There is no practicable alternative to locating this development within the floodplain,
2. The proposed development has been designed to minimize to the extent practicable harm to or within the floodplain,
3. The proposed project would conform with applicable state and local floodplain protection 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 November 19, 2026.

National Flood Hazard Layer FIRMette

FEMA

85°19'4"W 35°3'38"N



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

1:6,000

85°18'26"W 35°3'9"N

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
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

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 11/4/2026 at 4:24 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.

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