

T E N N E S S E E   V A L L E Y   A U T H O R I T Y



**Tims Ford Reservoir  
Land Management Plan Revision  
Environmental Assessment**

# **Scoping Report**

**November 2024**



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## Table of Contents

Introduction .....	1
TVA's Objectives .....	1
Background .....	2
Environmental Review Process .....	3
TVA's Tims Ford's RLMP Revision EA Webpage.....	3
Public Outreach During Scoping Period.....	4
Issues Addressed During Scoping Period .....	4
Summary of Public Scoping Feedback .....	5
Appendix A - Public Notice	
Appendix B - Comments Received	

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## **Introduction**

The Tennessee Valley Authority (TVA) proposes to revise the 2000 Tims Ford Reservoir Land Management Plan (RLMP) by reviewing all existing land allocations to address legacy issues as well as responding to new issues and changes in land uses on the reservoir. Tims Ford Reservoir is located in Franklin and Moore counties in middle Tennessee, and there are approximately 4,667.5 acres of land in TVA stewardship around the reservoir.

RLMPs guide land use approvals, private water use facility permitting, and resource management decisions on TVA-managed public land around the reservoir. The updated plan is needed to ensure that land planning on Tims Ford Reservoir is consistent with TVA's policies, regulations, plans, and other guidance to incorporate TVA's goals for managing natural resources on public lands.

On June 10, 2024, TVA published a public notice (Notice) in local papers and sent out direct emails and mailings to notify the public of the beginning of a public scoping comment period for the RLMP in accordance with the National Environmental Policy Act (NEPA). TVA also published information about the review and RLMP planning effort in multiple locations on the TVA webpage (see Appendix A for the Notice). Along with the Notice, TVA published a number of proposed changes to the RLMP for the public to review on the TVA project webpage, [www.tva.com/landplanreview](http://www.tva.com/landplanreview) with more allocation details to be forthcoming in the draft RLMP. TVA also notified numerous individual, organizational, and government stakeholders of the opportunity for review. The Notice initiated a 60-day public scoping period, which concluded on August 9, 2024. As stated in the Notice, TVA determined that an environmental assessment (EA) would be completed.

This Scoping Report describes the internal TVA scoping and public scoping for relevant issues relating to this land use planning effort and the outreach conducted by TVA to notify the public. The Scoping Report also documents the input submitted to TVA by the stakeholders during the public scoping period.

## **TVA's Objectives**

In November 2006, the TVA Board of Directors (Board) approved the TVA Land Policy to govern the retention, disposal, and planning of interests in real property. This policy provides for the continued development of RLMPs for reservoir properties with substantial public input and with approval of the Board or its designee.

TVA's RLMP planning process applies a systematic method of evaluating and identifying the most suitable uses of TVA public lands in furtherance of TVA's responsibilities under the TVA Act. The planning process uses resource data, staff expertise, stakeholder input, and suitability and capability analyses. The RLMP planning process also supports compliance with applicable state and federal regulations and executive orders, and helps ensure the protection of significant resources, including threatened and endangered species, cultural resources, wetlands, unique habitats, natural areas, water quality, and the visual character of the reservoirs.

TVA's natural resources management strategy promotes the implementation of sustainable, cost-effective practices to balance protection and enhancement of ecological and cultural resources with providing multiple uses of the public lands. Resource management is based on cooperation, communication, coordination, and consideration of stakeholders potentially affected by resource management. TVA recognizes that the management or use of one

resource affects the management or use of others; therefore, an integrated approach through the planning process is more effective than considering resources individually. Through this approach, TVA ensures that resource stewardship issues and stakeholder interests are considered and conflicts are minimized.

## Background

Shortly after its creation in 1933, TVA began a dam and reservoir construction program that required the purchase of approximately 1.3 million acres of land for the creation of 46 reservoirs within the Tennessee Valley region. Most of these lands are located underneath the water of the reservoir system or have since been sold by TVA or transferred to other state or federal agencies. Today, approximately 293,000 acres of land along TVA reservoirs are managed by TVA for the benefit of the public. TVA manages these public lands to protect the integrated operation of the TVA reservoir and power systems, to provide for appropriate public use and enjoyment of the reservoir system, and to provide for continuing economic growth in the Tennessee Valley.

In managing public lands and resources under its authority, TVA seeks to provide effective and efficient management of natural, cultural, visual and recreation resources to meet all regulatory requirements and applicable guidelines. TVA develops RLMPs to integrate program goals, balance competing and sometimes conflicting resource uses, and to provide for optimum public benefit. TVA's RLMPs apply a Single Use Parcel Allocation methodology, which defines separate parcels of reservoir land and allocates those parcels and affiliated land rights to one of seven land use zones<sup>1</sup>:

- Zone 1 – Non-TVA Shoreland
- Zone 2 – Project Operations
- Zone 3 – Sensitive Resource Management
- Zone 4 – Natural Resource Conservation
- Zone 5 – Industrial
- Zone 6 – Developed Recreation
- Zone 7 – Shoreline Access

Additionally, unique to Tims Ford Reservoir, some parcels are allocated to Zone 8 – Conservation Partnership. Land planning zone definitions of the allowable land uses within each TVA land planning zone are available [here](#). During the planning process, TVA completes an environmental review, consistent with NEPA, to consider potential environmental impacts associated with the land use allocations. This process includes opportunities for public involvement in the decision-making process.

TVA issued its first land plan for Tims Ford in June 2000, with the completion of the Tims Ford RLMP (2000 RLMP) and Environmental Impact Statement (EIS), which addressed management of the 4,667.52 acres<sup>2</sup> of TVA public lands on the reservoir. Prior to 2000, TVA managed many of the Tims Ford Reservoir lands in accordance with Contract TV-50000A, in partnership with the Tennessee Elk River Development Agency (TERDA). The State of Tennessee sunset TERDA in 1996. TVA assumed all Section 26a permitting responsibility after the sunset of

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<sup>1</sup> In the 2000 RLMP, there were eight land use zones plus additional “Committed Land Zones.” With the exception of Zone 8 - Conservation Partnership, the zones used in the 2000 RLMP will be converted into modern allocation terminology and definitions for ease of explanation in the revised plan.

<sup>2</sup> This number refers to TVA's approximate land ownership today after the land transfers between TVA and the State of Tennessee. Additionally, the 2000 RLMP was a joint plan between TVA and the State of Tennessee and the acreage reviewed included land owned by both entities.

TERDA. TVA entered into a new contract with the Tennessee Department of Environment and Conservation (TDEC) in 1998 as they assumed most of TERDA's responsibilities for the State of Tennessee. TVA and the State of Tennessee agreed to a transfer of lands between agencies to better suit each agencies' land management responsibilities. The land transfers occurred in 2010 and terminated the contract with TDEC. TVA, TDEC, and the Tennessee Wildlife Resource Agency now have responsibility for land management over different areas over Tims Ford that was previously acquired for the TVA Tims Ford project. TVA still retains all land below the 895-foot contour.

In August 2011, the Board approved TVA's Natural Resource Plan (NRP) and authorized the Chief Executive Officer (CEO) to implement it. The NRP was updated by TVA in May 2020. The NRP guides TVA's natural resource management in the areas of (1) Reservoir Lands Planning, (2) Section 26a Permitting and Land Use Agreements, (3) Public Land Protection, (4) Land and Habitat Stewardship, (5) Nuisance and Invasive Species Management, (6) Cultural Resource Management, (7) Water Resources Stewardship, (8) Recreation, (9) Ecotourism, and (10) Public Outreach and Information.

As part of the NRP, TVA adopted a Comprehensive Valleywide Land Plan (CVLP) to guide use of approximately 293,000 acres of TVA-managed property on 46 reservoirs. The CVLP is composed of land use allocation ranges across all TVA-managed reservoir lands. These ranges are targets within which TVA intends to maintain a balance of shoreline development, recreational use, sensitive and natural resource management, and other uses. The CVLP and its target ranges enable TVA and the public to consider land use allocations across the entire reservoir system and determine whether too much or too little attention is being given to particular land uses on a system-wide basis. In August 2017, the Board approved updates to the CVLP target ranges to reflect updated allocations in recently completed RLMPs for eight TVA reservoirs.

## **Environmental Review Process**

NEPA requires federal agencies to consider and study the potential environmental consequences of major actions. The NEPA review process is intended to help Federal agencies make decisions that are based on an understanding of the action's impacts and, if necessary, to take actions that protect, restore, and enhance the environment. NEPA also requires that Federal agencies provide opportunities for public involvement in the decision-making process (for more information, visit [www.nepa.gov](http://www.nepa.gov)).

As noted, TVA intends to prepare an EA to consider the revision of the Tims Ford RLMP. During the completion of the EA, stakeholders and other agencies will have opportunities to provide input on the proposed allocation changes in the RLMP and the development of the environmental review. After considering input from the scoping period, TVA will develop and publish a draft RLMP and associated EA that will be provided to stakeholders for additional review and comment. During the public comment period, TVA plans to conduct at least one public meeting in the local community. After the public review period, TVA will consider the public's input and make revisions to the RLMP and/or EA, if necessary, and publish a final RLMP and EA. Comments on the draft RLMP and EA will be addressed by TVA in the final EA. TVA will make final land use decisions after the final environmental review is published.

TVA currently plans to publish the draft RLMP and EA in April 2025 and the final RLMP and EA in December 2025. The final RLMP decision would be subject to CEO approval after a review period by the TVA Board.

## **TVA's Proposed Revision to Tim Ford's RLMP Webpage**

TVA is utilizing [www.tva.gov/landplanreview](http://www.tva.gov/landplanreview) as the primary platform for the project's public outreach and it is intended to serve as the primary hub for distributing information to the public. Visitors can navigate from the project website to the website housing information about the 2000 RLMP as well as general reservoir land management and CVLP information. Information available on the website includes:

- Interactive and printable maps identifying each TVA parcel on Tims Ford Reservoir with the parcel's current land use allocations,
- A broad overview of proposed changes for the Tims Ford RLMP,
- Previous environmental review, maps, and RLMP,
- Information about TVA's Comprehensive Valleywide Land Plan,
- An overview of TVA's reservoir land management planning process,
- An overview of the NEPA environmental review process,
- Contact information for the TVA project leads,
- Access to a Virtual Public Meeting platform,
- Access to a recording of a live webinar from July 10, 2024,
- Frequently asked questions for the project, Zone 8s, and grandfathered docks.

During the scoping period, the webpage directed the public to submit scoping comments in multiple ways. The public could submit comments via a web-based comment submittal form on the project website, via email to [landplans@tva.gov](mailto:landplans@tva.gov), via the Virtual Public Meeting platform, or via direct email to the TVA project leads. Public comments are included in Appendix B.

## **Public Outreach During Scoping Period**

As noted, TVA's public scoping period was initiated in mid-June 2024 with the publication of the dedicated TVA website for the project. At the time, TVA also placed newspaper advertisements in papers around the region to provide notice of the planning effort and invite public comments (see Appendix A for copy of the advertisement). Advertisements were placed in the following local newspapers: The Herald Chronicle (Winchester), The Moore County News (Lynchburg), The Tullahoma News (Tullahoma), The Daily News Journal (Murfreesboro) and The Tennessean (Nashville).

TVA also developed an initial project email and mailing list to notify those on the list of the project. The mailing list was derived from prior stewardship and natural resource planning efforts and included local TVA partners and others that have expressed an interest in TVA natural resources and public lands management as well as some adjacent landowners that could be directly impacted. Approximately 136 postcards or emails were sent. Midway through the comment period, TVA added social media awareness through the X platform and Facebook to raise awareness of the availability of the public scoping comment period and the webinar opportunity.

## **Issues Addressed During Scoping Period**

In its Notice and on the project website, TVA stated that it had identified a number of environmental and socioeconomic issues that may be affected by changes to land use allocations in its land use plans. TVA solicited feedback from the public during the scoping period on these issues and asked that new issues or information about other concerns also be brought to TVA's attention. Based on initial internal scope of potentially relevant and significant issues, TVA anticipates that the major issues to be addressed in the EA include:



- Land Use
- Prime Farmland
- Recreation
- Terrestrial Ecology (Plants and Wildlife)
- Aquatic Ecology
- Threatened and Endangered Species
- Water Quality
- Wetlands
- Floodplains
- Cultural and Historic Resources (Archaeological and Historic Structures)
- Natural Areas and Ecologically Significant Sites
- Aesthetics and Visual Resources
- Noise
- Socioeconomic

TVA's allocation of parcels to particular land use zones during the planning process is an administrative process that does not result in direct environmental impacts. However, the types of actions that TVA would allow to occur in each land use zone could eventually have varying environmental impacts to resources when activities are permitted in the future based on the land use plans. The scope of the environmental analysis, then, will be programmatic in nature and will address the general types of environmental impacts from the types of foreseeable activities that would be permissible within the six TVA land use zones identified above. Generally, impact analysis will focus on the affected resources on tracts for which TVA proposes allocations to change from less developed uses (Zones 3 – Sensitive Resource Management and 4 – Natural Resource Conservation) to more developed uses (Zones 2 – Project Operations, 5 – Developed Recreation, 6 – Commercial Recreation, and 7 – Shoreline Access). The scope of the EA does not address potential projects or specific ground disturbing activities within particular zones. Additionally, Tims Ford has a unique land use zone, Zone 8 – Conservation Partnership, that was originally intended to gain additional lands for shoreline conservation easement areas. Impact analysis will also focus on any proposed changes to this zone.

### **Summary of Public Scoping Feedback**

During the public scoping period, TVA received a variety of comments and opinions regarding potential future management of TVA public lands on Tims Ford Reservoir. TVA is reviewing and considering these comments in developing the proposed draft RLMP and associated draft EA. These projects and activities would be subject to future site-specific environmental reviews as appropriate.

TVA received a total of 49 submissions from stakeholders (3 duplicate comments submitted were not counted in this total). Of the 49 comments, 44 were received electronically via email or online comment form submittals and 5 were received via mail. Of the 49 submissions, 46 were from individual members of the public, none were from state or local government agencies, and three were from local community or business groups. Comment submissions are included in Appendix B.

Of the 49 submissions, 11 submitted comments requested parcels allocated as Zone 8 – Conservation Partnership be reallocated to Zone 7 – Shoreline Access or requested the ability to request individual docks for their property. Two submitted comments supporting reallocating some or all of Zone 8 parcels to Zone 4 – Natural Resource Conservation. Other comments related to Zone 8 included: supporting Zone 8 parcels keeping existing shoreline access rights or expanding existing rights; concern about private docks due to boat traffic; requests to install riprap and manage vegetation; supporting reviewing Zone 8 parcels individually and assessing the most appropriate decision for each (i.e. one size does not fit all); clearer rules for Zone 8; supporting removal of conservation easements and treating Zone 8 similar to Zone 7.

Other commenters also wanted TVA shoreline property fronting their private residential property reallocated to Zone 7 – Shoreline Access. Two commenters wanted TVA property reallocated from Zone 5 – Industrial to Zone 7 – Shoreline Access. Two commenters wanted TVA property reallocated from Zone 6 – Developed Recreation to Zone 7 – Shoreline Access. Five commenters wanted TVA property reallocated from Zone 4 – Natural Resource Conservation to Zone 7 – Shoreline Access and an additional three commenters wanted the Zone 4 – Natural Resource Conservation property reallocated to Zone 7– Shoreline Access and hunting near their property to be banned.

Twelve commenters expressed different concerns about water safety including boating safety, increased traffic on the reservoir, decreased water quality, and increased erosion due to wave wash. Many of these commenters wanted to see an increase of enforcement on the reservoir to reduce unapproved facilities or were concerned that TVA was not doing enough enforcement on the reservoir.

Three commenters also wanted no new development on Tims Ford Reservoir and an additional commenter wanted no more marinas on Tims Ford. Three commenters specifically mentioned parcels that they want to see remain undeveloped and allocated as Zone 4 – Natural Resource Conservation.

Two commenters supported the allocation changes described on the TVA website with one commenter specifically supporting the flexibility in permitting grandfathered docks.

Three commenters want more slips allowed in a community dock. One commenter mentioned that community docks should be limited only to those properties with close proximity to the shoreline. These comments are specific to Section 26a rules and are outside of the scope of the present land plan review.

## Appendix A: Public Notice

# Request for Public Comment



### **TVA Seeks Input on Revision of Tims Ford Reservoir Land Management Plan**

TVA has initiated an environmental review to consider a revision to the 2000 Tims Ford Reservoir Land Management Plan (RLMP) in Franklin and Moore counties in Middle Tennessee. TVA is currently reviewing all existing allocations of TVA land in this plan to determine if current allocations are appropriate or if changes are needed.

TVA is interested in receiving comments on potential changes to the Tims Ford RLMP and potential environmental issues, impact to historic properties, or concerns that may result. Any comments received, including names and addresses, will become part of the administrative record and will be available for public inspection. Additional plan alternatives may be developed based on the public's input.

Please submit your comments by August 9, 2024. Written comments should be sent to [landplans@tva.gov](mailto:landplans@tva.gov) or at the mailing address provided below. Comments may also be submitted online or submitted through a virtual public meeting, both available at [www.tva.gov/landplanreview](http://www.tva.gov/landplanreview). A live webinar will occur on July 10, 2024, at 5 PM CST. Registration is required. Please visit the website for more information. The webinar will be recorded and posted on the website shortly thereafter.

**Lesley Webb**  
Tennessee Valley Authority  
2835-A East Wood Street  
Paris, Tennessee 38242

## Appendix B: Comments Received

(June 10, 2024 through August 9, 2024)

The unedited comments below were submitted to TVA through TVA's web-based Comment System Form, via Virtual Public Meeting form, via email, or by letter.

Matthew Thurman  
Fayetteville, TN  
June 11, 2024

I grew up fishing, boating, and skiing on the lakes surrounding Tullahoma, primarily Tims Ford. Over the last few years, there has been to change to the "wake boat culture" of our area. These type boats present multiple issue including wake and loud music. Personally, I cannot take my 2 young children on my 19 foot fishing boat during the summer for fear of them being tossed from the boat due to a boat wake surfing. Our family also owns a 21 foot pontoon. We cannot take this our for family cruises on the weekend due to size of waves! Furthermore, I cannot take my children due to the loud, sometimes inappropriate music (cussing, sexual). This is occurring into the night as well. I propose that the ballast bags be outlawed. The natural weight of the boat should be enough wake. I also propose enforcement of noise violations.

It is all of our lake to enjoy, I understand that, but lets all make it better for everyone.

Glen Gasner  
Winchester, TN  
June 19, 2024

I feel that zone 71-1 is more suited for zone 7  
Classification due to the prior layout of the subdivision. The subdivision was developed in 1996 and the infrastructure was put in place with underground utilities with paved streets houses were in place before the 2000 plan was implemented . The plan didn't consider this when it was developed. Several of the houses had already been built and could not meet the Zone 8 requirements. The setback would be in the homes or even in front of the house. For the stated reasons 71-1 should be changed to zone 7  
Thank you for considering this request

Dennis Huprich  
Winchester, TN  
June 20, 2024

Cannot believe that just about every new house being built on Tims Ford is getting a new dock built prior to the home being completed. Ten years ago, you could not get a boat dock permit unless you were a personal friend of the TVA director, or someone passed away that had a dock permit. Something needs to be changed with the grandfather bylaws to get a boat dock permit. Most of these grandfathered docks are going to the 2nd and 3rd Generation children of the original landowner. They come use the lake for the weekends, trash our boat

ramps and parks and then leave town. This lake is getting so dangerous that most of the locals are afraid to use it on the Holidays and weekends. The Twin Creek area water's are an accident waiting to happen. We need to work more on approving the safety aspect of this lake before we start opening up new areas to build more homes and docks. The TWRA folks are short-handed, help is needed at the ramps and congested areas. The drinking and boating on the waters are worse now than ever before! The water quality is borderline at best. When is the last time you tasted Winchester's drinking water? I know the rich get treated different and they worry more about the size of their boat dock than worrying about one of their teenager's getting killed on the lake. The Tim's Ford Land Management plan needs to be update and we need to take a hard look at the lessons learned since the 2000 plan. If we had it to do over again, would we change how we developed the North end of the lake. Another major development on the lake will ruin this one-of- a kind treasure. Hug your children before you take them out for their next boat ride!

Bob Applebaum  
Winchester, TN  
June 21, 2024

[Email subject heading: Tims Ford RLMP Zone 8's]

Hello Mr. or Ms. Webb:

I realize that comments for the revised RLMP for Zone 8's are for Zone 8's in general.

However, I have a unique issue with Parcel 71-4 (Zone 8), which is adjacent to the property I purchased in 2018.

Starting on my property there is an old asphalt drive (see attached first photo) that goes across the parcel down to the reservoir waterline (see attached second photo). I believe the drive existed prior to the 2000 LMP.

The previous owner of my property had informed me that the drive was used often by members of the public as a boat ramp. The previous owner installed a gate (see attached third photo) to prevent members of the public from using the "ramp" after he purchased the property. In 2003, permitted rock riprap was added at the shoreline on both sides of the asphalt drive.

In 2019, I pursued installing a dock at the end of the asphalt drive which is when I first learned about TVA's land zones. I couldn't install the dock because the land had been placed into Zone 8, though this small section of shoreline had already been developed for residential access.

I would still like to install the dock.

I would like to have the small section associated with the asphalt drive placed into Zone 7 (residential access) which allows for the development of paths and ramps (already exists), the placement of riprap (already exists), and the installation of a dock (which doesn't exist, but will not be detrimental to the shoreline).

Can my request for this particular change be considered while contemplating more



general changes to Zone 8's?

Thank you,

Bob Applebaum



Gary Aadnes, President  
Barefoot Bay Homeowners' Association  
June 21, 2024

[Email subject heading: TVA plan Changes]

Dear Ms. Webb,

In response to the call for inputs regarding the pending 2025 release of the Tims Ford Reservoir Land Management Plan (RLMP), the Barefoot Bay Home Owners Association would like to formally request a revision to the current zoning designation for our development.

According to the interactive map provided by TVA, our development is wholly contained within tract XTMFR-83PT. This tract is designated as "ZONE 5 – INDUSTRIAL", which is no doubt reflective of the previous use of this 4.3 acre plot prior to its conversion to residential housing. For at least the past 10 years (likely longer), there has been NO industrial or commercial activities located anywhere within this tract 83 footprint. As part of the stated "other proposed changes" in your newsletter, can our area please be considered as part of the in-process updates of the land planning maps and allocations in accordance with our current zone usage? An extension of the surrounding ZONE 7 tracts into our Tract 83 area would be our preference, but we will defer to TVA for that pending classification.

Other than this e-mail, can you please let our HOA Board know if there are any other steps to be taken to formalize or complete this request? We are extremely sensitive to the looming August 9th date and want to ensure we have done as much as possible to support our petition for change.

Respectfully,  
Barefoot Bay HOA

Bob and Sue Greving  
Winchester, TN  
June 24, 2024

[Email subject heading: TVA Lands Plan Comments and Input]

TVA,

Thank you for the opportunity to provide public input into the proposed changes to the TVA Land Management Plan.

As a homeowner on Tims Ford Lake my primary concerns are for safety and useability of the lake. This includes water quality, boating safety and preservation of the shoreline and dock damage prevention. As such I have several comments and observations for TVA to consider in its land management and NRP.

- I believe your proposals for the Zone 8s are reasonable. These parcels are generally smaller than 1.5 acres and your proposal for their changes make sense.
- I would like to see more of the current TVA land provided for public recreation use and availability. This would include picnic areas, boat ramps, and camping locations. This

would allow increase in tourism visitation and local public availability of the lake environs.

- The TVA NRP should place safety at the peak of its concerns. Current concentration of boating activity around marina areas is a hazard. The use of wake surfing on the lake and its proximity to swimming and dock areas is dangerous and damaging to people, shoreline, and docks. Many boaters have no regard to these dangers and damage. Allowance for no wake areas, caution buoys, etc. in sensitive areas and communities would be helpful. Increased patrolling by TWRA and law enforcement would also be helpful. We continually see dangerous boating daily and especially after dusk when boats are without lights and with tubers or skiers in the water after the sun has set.
- In my view we do not need any more marinas on the lake nor any expansion of the existing marinas. The addition of Twin Creeks Marina has greatly created congestion and dangerous boating on that end of the lake. The no wake areas around Twin Creeks are excessive and create hazardous conditions for boaters. Boating has become so dangerous, due to concentrated congestion that locals do not even use their boats on weekends and holidays. Twin Creeks has 400 boat slips which is excessive for that end of the lake. Many renters of pontoons and boats have no knowledge of boat safety and etiquette.
- Community docks should be limited to only properties with close proximity to the lake shoreline. The docks at Fanning Bend for example should never have been allowed to be built. They were not constructed according to TVA, TDEC and TWRA guidelines and if fully occupied would provide far too many boats to be on the water by folks that have no real property on or near the lake.

Thank you again for the opportunity to voice our concerns and observations. While these comments are not entirely regarding the proposed Land Management Plan, they encompass the broad concerns of myself and many of my neighbors.

With best regards,

Robert Applebaum  
Winchester, TN  
June 24, 2024

This comment is being submitted in addition to an earlier comment I submitted concerning Parcel 71-4 specifically.

I support removing Zone 8's from the revised land management program and placing those lands in Zone 4 (unless sensitive resources are identified making a Zone 3 classification appropriate). This would be consistent with other reservoirs' land management programs. The current Zone 4 description already provides for Shoreline Conservation Areas. If desired the ability to retain permitting of community docks could be added to a revised Zone 4, Shoreline Conservation Area description.

I would expect negligible environmental impact from a change in zoning.

I support allowing flexibility in the permitting of grandfathered docks.

I support the "Other proposed changes" as described in the Proposed Revision webpage.



Roger Dellinger  
Winchester, TN  
June 25, 2024

I moved to 504 Bryan Dr. (Bell Acres Subdivision), Winchester, tn. During yr. 2017, only then to become aware of Zone 8 restrictions. I support TVA proposal to review restrictions designated as Zone 8.

As I understand the history surrounding these 6 or 7 Bell Acres lots it was an unpleasant time for TVA, in early stage of taking responsibility for Tims Ford shoreline management. Land developers were promoting false promises for water front access, community docks, and existing organizations and land owners were motivated to seek restricting further development that might dilute their property values. TVA resolved the issues by applying zone 8 restrictions published in the 2000 land management plan.

It is now 24 years later, the dust has settled, a community dock is no longer a viable option. But activity on the water has changed. There are more boats, more powerful and faster, PWC's (jet ski) popularity has increased, and recently added are 4 wake boats that use this corridor exclusively.

This stretch of the Elk River, from mile marker 25 to mile marker 26 is probably the narrowest part of the river not incumbered with boat docks. On many Saturday and Sunday afternoons. I have used a stop watch to calculate that on average, a boat crosses in front of my house every 4 seconds. By midafternoon, river surface is raging waves complete with white caps.

My assumption is that outside this strip of river, are now 100's of boat docks, that are in abundance in either direction from this corridor and to avoid tearing them up, these boaters choose to compete for this straight shot corridor, going back and forth. It is terrifying to watch children on float devices and young PWC operators seeking the boat wakes in and endeavor to launch themselves airborne with so much traffic to deal with.

The point is, I witnessed 3 trees during the past couple years, uprooted by the wave action on the opposite shoreline (zone 4 restricted). The water probably 30 ft. from that shore turns a dark soil color by midafternoon. Mother nature can no longer on its own, protect this shore line.

On our side of the river, most of us have invested in rock to protect the shore line as well as the labor and expense to maintain them. My next-door neighbor's shoreline, having never been treated, lost at least a foot of frontage over the past two years. Consequently, he recently purchased untold truckloads of rock to stop further damage. The problem though, in doing so violates zone 8 access restrictions.

For these reasons, I propose it in the best interest of TVA to support our efforts so we can legally go about doing the common-sense activities that needs to be done here. Although TVA has never actively enforced these regulations, it puts us property owners in a very uncomfortable situation. We seek at least, some kind of shore line access rights.

As I look at TVA zone maps, the shoreline of this strip of lots are not unlike the zone 7 areas scattered in both directions from these lots and is probably the logical choice.

Thanks TVA, for acknowledging our dilemma, how can we help?

Just a sidenote, due to the traffic through this area, it would be risky at best to install private boat docks. But from ecology and safety point of view, it might be ecologically advantageous to both TVA and TRWA

Michael Swift  
Lewisburg, TN  
June 25, 2024

I just completed the process and it was highly completed and took 3.5 years and tva went through 5 different people whine I was in process, and they did not even know what to do, they make it almost impossible to complete, the property lines do not match the land owners property lines. I have allot to say if you would like to contact me,

Michael Swift  
Lewisburg, TN  
June 25, 2024

I would like to see the conservation area part of the zone 8 be dismissed, I would also like to see the zone 8 boulders be matched to the property I would like to see the application process be easier and more understanding. I would like to see the people that have in permitted docks removed,

Crystal and Clarence Laferty  
Winchester, TN  
June 28, 2024

[Email subject heading: Land Plans Review]

Parcel 71-1 in the Bell Acres subdivision was meticulously designed and developed in 1996, featuring underground utilities, well-planned streets, and appropriate lighting, all established before the Tennessee Valley Authority (TVA) implemented the Tims Ford Reservoir Land Management Program (RLMP). When the TVA reviewed Parcel 71-1 and designated it as a Zone 8 property, they failed to consider the subdivision's existing layout and the property owner's interests. The application of Zone 8 regulations was a broad, one-size-fits-all approach that overlooked the unique characteristics of individual properties.

For instance, the potential for community docks was introduced without considering practical placement or access. If community docks are permitted, access would require traversing private driveways, as there was no foresight into the specific needs of properties like Parcel 71-1. The lots were originally designed to accommodate a single dwelling with private drives and docks without provisions for community dock access. Unlike Fanning Bend, which was developed with the Zone 8 framework in mind, Parcel 71-1 was sold and developed before the RLMP of 2000 and thus was not designed to comply with these later-imposed regulations.

The impracticality of the Zone 8 regulations is evident when examining Parcel 71-1. The requirement for a 100-foot setback behind the 895 line is unfeasible; in some cases, this line would bisect homes or run through streets. The logical solution is to reclassify Parcel 71-1 as

a Zone 7 property, aligning with the original vision of the developers and the existing infrastructure. This reclassification would not only enhance the properties but also increase their market value, benefiting the local cities and counties through higher tax revenues and providing additional support for dock construction.

Another suggestion would be to change the specifications on docks to reflect the areas that they are in. Some areas may need to be smaller or have a height restriction. Parcel 71-1 is across from a peninsula that will never be developed, providing adequate space for boats to navigate.

Respectfully,  
Crystal Laferty

Larry Jones  
June 29, 2024

[Email subject heading: "Comment on proposed changes"]

I strongly urge no new developments be allowed on Tim's Ford. We need to preserve the water quality and prohibit any new development in the area of Tim's Ford. At present there is way too much traffic on the water with the wake from boats and wave runners destroying the banks. As the population increases in the area the use of the lake increases causing much more pollution from oil/petroleum products and garbage.

Perhaps it time to limit the use of the lake to boats.

Gudridur Matzkiw  
Lynchburg, TN  
June 29, 2024

Re: TVA Seeking public Input on the 2000 Tim's Ford Reservoir Land Management Plan Revision in Moore and Franklin County.

I'm very pleased to hear that TV A is considering revising the 2000 Tim's Ford Reservoir Land Management Plan (RLMP} in our area.

As a landowner of 2 subdivision lots there and adjacent land that my house resides on, sold to me in 199 5 as Lake Front Property by the Majors Family Estate. (See attached) This land has proven to be just Lake View and now the trees have grown so high that we can hardly see the Lake. Our neighbors around us on both sides and across the water from us had and have dock right.

We were informed at the time of the sale that there was a 15year Moratorium on Dock right by TVA.

A Moratorium that would be revised and lifted in 2010, this did not happen.

With this upcoming (RLMP) revision we are hopeful that our input will be considered for a much desired and needed change.

Over the years we have received conflicting information and have waited a long time, are willing to pay a fair price for privileges that our neighbors have been granted.

My land is in both Moore and Franklin County located where the county lines meet, off Majors Cemetery Rd. In part Majors Point Subdivision where I own LOT 12 and 13, contiguous to the rest of my acres. This land borders TVA property and TVA property managed by the State Park.

We have applied for Dock right twice in the past. First before the 15 year Dock. Moratorium should have been lifted. At that time we were told that the Major's Farm could be "Grandfathered" due to the fact that the Major's family who lived here had been offered to apply for a Dock right, that was prior to the sale of the land in 1995. The Majors young son, 6 or 7 years old drowned on the property and Mrs. Major's did not like the water so they did not apply. We were instructed to attend a meeting at the Moore County Court House regarding Dock rights that we attended. The second time we applied was after the 15 year Moratorium should have been lifted. We were sent to the TV A Winchester office where we talked with TVA official Billy Thomas. From Winchester we were sent to Alabama with our paperwork to apply for Dock right. Both times our Dock right requests were denied.

One big problem with the existing (RLMP) is that we experience Hunters with high power rifles during hunting season that come by boats, their only access to the land, walking the shoreline, shooting animals under our windows in back of our homes and property. This type of hunting proposes danger to residents and children that play outside in back of our homes as well as to our pets. One of our residents dog was shot and badly wounded by one of those hunters costing the resident large Veterinary bill.

Another complaint that I have is that over the years We have had TN. State/ TVA land surveyors re-surveying our land and changing property markers, moving 5 to 10 feet at a time on to our property. We have registering complaints and been told by Tn. State /TVA officials that nothing would come off their re-survey. Nothing has been done to the land but Maps have been changed and no longer match the original land surveys registered in the Court House, surveyed by Mr. Raper, a registered land surveyor employed by the Major's family at the time of this land sale in 1995.

**I wish to propose to TVA the following considerations:**

1. Sell us the small sliver of land in back of our lots and property that goes to the water. (We feel that this land is of little value to you or to the public as it presently allocated.)
2. Create Revenue from this land sale for your Department and Eliminate potential liability that this land creates as allocated.
3. TVA could charge a fee and grant us Dock Rights.
4. Allow us to clear and clean the land in back of our property that goes to the water for a reasonable fee so we can see and enjoy the Lake.
5. TVA would no longer be responsible for the land in back off our homes or have to have agreement with other agencies to manage it.
6. There would be no hunting allowed.

We feel that these proposed solutions could greatly benefit TVA as well as us the residents on Majors Cemetery Rd. and increasing our overall satisfaction.

Your consideration is much appreciated.

We look forward to hearing from you.

# 1995 AUCTION

**SATURDAY, JUNE 10 - 9:00 A.M.**

ESTATE OF THE LATE EDWARD & HAZEL MAJORS  
BEECH HILL COMMUNITY, LYNCHBURG, TN

## 57± ACRES (Tims Ford) PRIME LAKEFRONT PROPERTY HOUSE & BARN, 70 HEAD OF CATTLE, FARM EQUIPMENT & PERSONAL PROPERTY

FROM LYNCHBURG - TANYARD RD. TO MAJOR CEMETERY RD.

**TRACT #1 - 5.02 ACRES**, Majors Cemetery Rd. Long road frontage.  
**TRACT #2 - 5.83 ACRES**, Majors Cemetery Rd. Good building sites.  
**TRACT #3 - 5.12 ACRES**, Lake view, large cattle barn, beautiful bldg. sites overlooking lake.  
**TRACT #4 - 5.04 ACRES**, Lake view.  
**TRACT #5 - 8.28 ACRES**, Lake front.

**TRACT #6 - 5.52 ACRES**, Lake front.  
**TRACT #7 - 5.74 ACRES**, Lake front.  
**TRACT #8 - 8.08 ACRES**, Lake front with the best view of the lake.  
**TRACT #9 - 8.08 ACRES**, Lake front, nice home, full basement, living room, kitchen, 3 bedrooms, bath upstairs; 3 bedrooms downstairs. Garage & carport, out bldg. You can sit on front porch & see Lost Creek causeway.

ALL TRACTS HAVE EXCELLENT BUILDING SITES. CITY WATER AVAILABLE TO TRACTS. • *This property is a developer's dream. Be sure to look at its potential.*



**CATTLE SELL**  
9:00 A.M.  
**REAL ESTATE**  
APPX. 10:30 A.M.  
**FARM EQUIPMENT & PERSONAL PROPERTY AFTER REAL ESTATE**



**70 Head of Mixed Bred Cows & Calves.**  
*This is a good clean herd of cattle that have been raised on this farm.*

### FARM EQUIPMENT/PERSONAL PROPERTY

New Holland 68 Hay Baler \* Cultivator 3 pt. Hitch \* Fertilizer Spreader 3 pt. Hitch \* Salt Troughs \* Horse Drawn Equipment \* Single Trees \* Double Trees \* Cultipacker \* Horse Drawn Hay Rake \* Cotton Scales \* Horse Harness \* Hay Forks \* Ice Tongs \* Cherry & Ash Lumber \* Horse-Drawn Corn Planter \* 18' Canoe \* Approx. 200 Tobacco Sticks \* Oak Table \* Library Table \* Glass Top Table \* Blue Glass \* End Tables \* Maple Dinette w/4 Chairs \* Cut Glass Dessert Dishes, Vases, Cake Plates, etc. \* Brass Lamps \* Odd Lamps \* Brass Spittoon \* Refrigerator \* Gas Stove \* Pots, Pans \* Cooking Utensils \* Iron Skillets \* Silverware \* Microwave \* Pitcher & Bowl \* Odd Chairs \* Approx. 200 Fruit Jars \* Crock Jars \* Pressure Cooker \* Meats Chest \* Brass Bucket \* Picture Frames (all sizes) \* Twin Beds & Springs \* Chiffonade \* Odd Tables \* Pocket Book Holder \* Laundry Basket \* Cuffin Tables & Lamps \* Oak Rocker \* Jewelry Box \* Couch & Chair \* 3 pc. Bedroom Suite \* Old Victrola \* Primitive Cabinet \* Hand Tools & Garden Tools \* King Size Waterbed \* Porch Furniture \* Flower Pots.

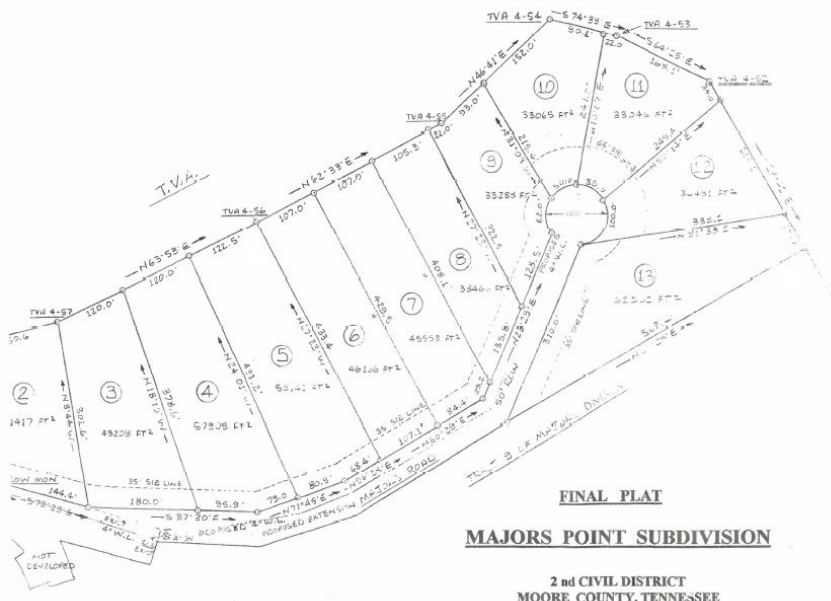
**TERMS: Cattle, Farm Equipment & Personal Property - Cash Day of Sale**  
**Real Estate 10% Down Day of Closing, Balance w/Deed. Buyers Premium.**

Announcements Made Day of Sale Take Precedence Over Previous Advertising

Orvall Durm  
759-4444 \* 759-7752  
Firm Lic. #260

**Sutton**  
Realty & Auction Co.

221 Lane Parkway  
Shelbyville, TN 37160  
(615) 684-8863



1998-1999

# AUCTION

## SAT., NOVEMBER 23rd, 10:00 A.M.

### 13 LAKEFRONT LOTS

Majors Point Subdivision

A Beautiful New Development on Tims Ford Lake, Moore County, TN

**DIRECTIONS:** From Winchester, take Hwy. 50 toward Lynchburg, go past Tims Ford Dam, turn right on Galloway Rd., turn right on Majors Rd. Development at end of road. AUCTION SIGNS POSTED.

From Tullahoma, take Hwy. 55 to Lynchburg, left on Main St. then left on Tanyard Hill Rd. Go approx. 5 miles, turn left on Majors Rd. Development at end of road. AUCTION SIGNS POSTED.

From Huntsville, take Hwy. 231 N. to Fayetteville, take Hwy. 50 to Lynchburg, turn right on Main St. then left on Tanyard Hill Rd. Go approx. 5 miles, turn left on Major Rd. Development at end of road. AUCTION SIGNS POSTED.

LAKEFRONT LOTS



LOST CREEK AREA



These large lots have excellent cleared building sites with shade trees and beautiful views of the lake. Health Department approval for septic systems and city water taps on each lot.

#### ALL TRACTS ARE RESTRICTED

For a Copy of Restrictions or Survey Plat, Contact Our Office (615) 684-6992

There will be a minimum bid on each lot as listed below.  
At the minimum bid or above, the sale will be **ABSOLUTE!**

LOT #1 - (.76 Acre) \$16,000	LOT #5 - (1.36 Acres) \$32,000	LOT #9 - (.76 Acre) \$32,000
LOT #2 - (.95 Acre) \$20,000	LOT #6 - (1.06 Acres) \$24,000	LOT #10 - (.76 Acre) \$32,000
LOT #3 - (1.13 Acres) \$24,000	LOT #7 - (1.05 Acres) \$26,000	LOT #11 - (.76 Acre) \$28,000
LOT #4 - (1.33 Acres) \$26,000	LOT #8 - (.88 Acre) \$28,000	LOT #12 - (.84 Acre) \$16,000



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LOT #4 - (1.33 Acres) \$26,000	LOT #8 - (.88 Acre) \$28,000	LOT #12 - (.84 Acre) \$16,000
		LOT #13 - (1.44 Acres) \$18,000

**AUCTIONEER'S NOTE:** Majors Point Subdivision is a new development consisting of 13 of the most beautiful Lake Lots in Tennessee. These lots are being offered for sale for the first time. Lakefront Lots on Tims Ford Lake have become difficult to find in recent years. If you are considering buying lake property, you must take a look at this development. **DON'T MISS THIS AUCTION!**

**TERMS: 15% Down Day of Sale, Balance With Deed**  
**Announcements Made Day of Sale Take Precedence Over Previous Advertising.**

Jerry L. Shelton  
664-6815  
Lic. #303  
Wickey Parker  
684-6892  
Lic. #3053  
Rex Dickson  
684-4030  
Lic. #1970  
Kenny Phillips  
334-2318

## Shelton-Taylor

REALTY & AUCTION CO.  
OFFICE PHONE: (615) 684-6992  
1004 Colloredo Blvd. • Shelbyville, TN  
FIRM LIC. #145

Jewelene Segroves  
664-5135  
Eugene Ray  
559-7893  
Curt Cobb  
684-3251  
Lic. #1724  
Neil Phelps  
664-2175  
Phyllis Dainwater  
664-0638  
Cary Kennedy  
664-4827



Miller Scoggins  
June 30, 2024

[Email subject heading: "Request: Proposed Revision to the Tims Ford Reservoir Land Management Plan"]

To whom it may concern,

I am writing to leave a friendly comment and request for the upcoming revision. We live in the Cypress point neighborhood and would love to be able to maintain the land between our house and the lake some.

Simply managing the dead trees and trimming up some of the existing trees for a better view of the lake and overall health of the trees. I agree there should be limits to what can be done but I would highly appreciate any consideration for the above request.

Attached is a picture for the area of the request.

Thank you,

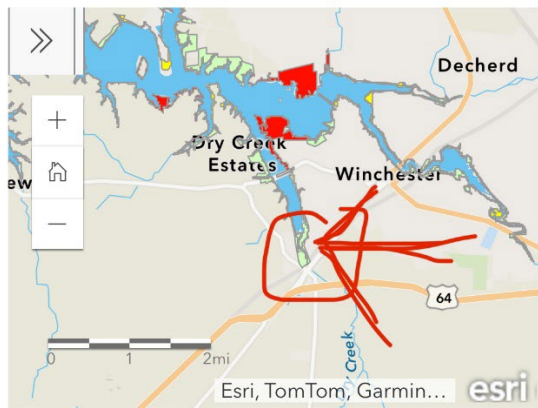
9:14



due to the partnership effort with TDEC. However, these unique allocation types have been interpreted for the public's convenience using TVA's current allocation system.

[View Larger Map](#)

[How to Use the Viewer Map \(PDF\)](#)





Lynne White  
July 1, 2024

[Email subject heading: "Tims Ford Lake"]

Hello, as a frequent user of Tims Ford Lake, I, and my family, are always watching what goes on. In recent years, with the addition of Twin Creeks and boat clubs, the lake has become quite busy. When we began using the lake, we would launch at the various more secluded sites such as Turkey Creek, Rock Creek, and Pleasant Grove Public use. Since purchasing property on Tims Ford lake in 2013, Map, 033, parcel 62.05, 62.09, 62.00, 62.04 we have noticed much increased activity at the boat ramp. Because I am seeing proposal for Zone 6, I am concerned what this includes.

Positive inclusions would be:

More designated parking spaces

More picnic tables where people fish daily.

More monitoring of the facilities so as to prevent injury

A defined no wake zone that will prevent boats from coming in to a sudden stop. Most start slowing at the point in which Hurricane Trace has community boat slips. This is good. Are other developments being considered for this zone 6 shoreline?

Also: We are zone 4 and would like to know if it is a consideration for this zoning to obtain steps to water and potentially future small docks. We would actually like to have the properties zoned for private docks. I am having a hard time understanding what future considerations will apply. See our location above.

Can some of these areas be addressed and acknowledged?

Daniel Boshers  
Lynchburg, TN  
July 1, 2024

To whom it may concern,

This letter is concerning the recent receipt of TVA's Public Scoping Notice on Tims Ford Reservoir land management plan revision. I have two major concerns.

I, Daniel Boshers and wife Donna have lived at 1175 Majors Cemetery Rd. in Moore County for 22 years. This is lot # 10 of 13 lots in Majors Point Subdivision. We are located in parcel # 4-zone 4 on the right bank of Lost Creek at mile 2.2 with the southern portion joining Tim Ford State Park. This being a natural resource conservation area, we do not believe hunting wildlife should be permitted, whereas several homes are located right above this zone. Hunters are allowed to hunt from boats, shooting at wildlife with our homes and family members in the background. Our pet dog has been shot, plus neighbors walking had to hit the ground with high powered rifle bullets passing overhead. There are plenty of places around to hunt without homes nearby. I suggest a ½ mile buffer on hunters to stay away from subdivisions.

Second, I would also like reconsideration be given for dock rights to Majors Point Subdivision, as the properties on either side of Majors Point Subdivision have dock rights. Only lots 1-10 border TVA property. Lots 11-13 have State Park bordering them. Though the topography of TVA area bordering these lots makes it very difficult for a drive to be put down to a dock, it does lend itself for a small rail/cable carriage. Only requiring approx. 4ft right of way with minimum change to conservation area. Many homes on Pickwick lake use these rail/cable systems.

Your serious consideration for these two items would be greatly appreciated by all property owners of Majors Point Subdivision.

Thank You,

Natalie Townes  
Leatherwood Property Owners Association  
July 1, 2024

The area around Tims Ford Reservoir's Kitchens Creek is Zone 3 "Sensitive Resource Management". The Proposed revisions to 2000 Tims Ford RLMP include "updating Zone 3 (Sensitive Resource Management) and Zone 4 (Natural Resource Conservation) parcels to reflect the level of sensitive resources currently documented; and 4) Allocating lands, where appropriate, to Zone 6 (Developed Recreation) to facilitate public recreation development.

As invested Zone 7 Property Owners inside or adjoining Kitchens Creek, we would be directly affected by any changes to the Protective designations assigned this land and therefore have the following questions/concerns:

Our concerns:

If the new EA declares "Levels of Sensitivity" no longer "Sensitive" or "Less Sensitive", the land could be rezoned for commercial or private development. There has been so much development of late down river, much wildlife has been driven up our way and needs protected land to perpetuate. Additionally, our land value could potentially be negatively impacted by re-zoning of this land by TVA.

Our questions:

1. Who determines "Levels of Sensitivity" for these protected wetlands and what criteria do they use? Who will conduct the new EA and when?
2. If "Levels of Sensitivity" are deemed to be no longer sensitive or less sensitive, can those parcels be re-zoned? Can those parcels be parceled? How likely is it that Currently Zoned 3&4 land would be re-zoned as Zone 6 (Developed Recreation)?
3. How much notice will surrounding Zone 7 Property Owners be given if Zones 3&4 are affected by a new EA? What say would we have in those determinations?

TY for you consideration of our concerns.

Bob Walker  
Estill Springs, TN  
July 2, 2024

Regarding the proposed revision for grandfathered docks (TVA is considering whether or not to update the language in the lands plan to allow some flexibility in the permitting of the grandfathered docks), it is my recommendation that before the TVA takes on additional administrative and enforcement duties, they should prove they can enforce the current requirements. Specifically, there are now many docks on lots that weren't permitted on the deed, and there are now many docks where the type and/or square footage exceed what was approved by the agency. That always was not the case. Back when TERDA (the state of TN) was in charge of Tim's Ford lake, TERDA would check all docks for compliance every year

when the water was down and address non-compliant docks; including illegal dock removal on the spot. Since TVA took over, they do nothing except perhaps review dock applications when voluntarily submitted. It's like the Wild West out there now. The developers and some homeowners know there is no longer follow-up and enforcement. As a result, unfortunately there are too many unapproved docks. In conclusion, the TVA needs to prove it can enforce the current dock requirements before it takes on additional administrative and enforcement activities which will be significant with this new "grandfathering" proposal. Quite frankly, I don't think they have the desire and/or resources to do so.

Stephanie Freeman Jones  
Winchester, Tennessee  
July 8, 2024

[Email subject heading: "- Moorehead Lane, Winchester TN Lot -"]

Good Morning!

My husband and I own lakefront property at - Moorehead Lane, Lot -, in Winchester, Tennessee.

We were denied a dock permit two years ago because our land is currently zoned in Zone 8.

Most of our neighbors have individual boat docks already in place but we were told we have to get signatures of our neighbors but we do not have an HOA.

We are hoping this section of the lake is rezoned so we are allowed a dock permit in the near future.

Please consider rezoning our section at Moorehead Lane in Winchester.

Thank you!

Warm Regards,

*Similar comment sent in a different format:*

We own lake front property at - Moorehead Lane Lot - in Winchester, TN which is currently Zone 8. Our dock permit was denied but we are hoping our area is rezoned to a boat permissible area since our neighbors all have boat docks and we have no HOA.

Tommy Jackson  
July 10, 2024

Parcel 46 is State Park land, but it is shown as planned for residential development. I am against further development of large tracts. The lake has become very crowded on weekends and holidays. Wake boats are severely damaging the shoreline.

David and Mary Baldovin  
Lynchburg, Tennessee  
July 16, 2024

[Email subject heading: "Proposed Revision to Tims Ford Reservoir Land Management Plan"]

Ladies/Gents: My name is David J. Baldovin and me and my wife Mary reside on beautiful Tims Ford Lake. We have lived here for over 20 years, and have the June 2000 Land Management & Disposition Plan.

When reviewing your recent document captioned as above, I have a few comments/questions.

I see under "Proposed Changes" Zone 8's discussed. As far as I can tell Zone 8 does not really comprise much acreage at all. I do note that one possibility is to transfer or re-allocate Zone 8 to Zone 4

Under "Other proposed changes," item number 3 is zone 4 (Natural Resource Conservation.)" What "updates" to "current planning standards" are being specifically considered or proposed to Zone 4 parcels. Zone 4 parcels comprise a considerable amount of land/acreage around the lake.

Thanks so much for considering my comments/Questions.

Glenda Glasner  
Winchester, TN  
July 18, 2024

This subdivision was designed and developed in 1996. It has underground utilities and the streets and lighting were in place before TVA came up with the LMP. When they looked at parcel 71-1 and made the decision to make it a zone 8 property no consideration was given to the lay out of the subdivision of the property owners. The zone 8 rules were a one size fits all decision. When it was decided that there might be community docks allowed no thought was given to the docks without going down a private driveway since no thought was given to the individual properties such as 71-1. The lots were designed to fit a single dwelling and private drive with no consideration for access to a community dock. Unlike Fanning Bend which was designed and built after the thoughts of zone 8s were developed, Parcel 71-1 was developed and sold without any knowledge of what the LMP of 2000 would bring. When the rules were developed for the zone 8 property it is obvious that no correlation between the properties and the rules was considered. When you look at parcel 71-1 it is very obvious that the rules such as set back 100ft behind the 895 line is impossible. In some cases the line would be in the middle of a house or even in the street in front of the homes. The practical solution is to make Parcel 71-1 a zone 7 as the developers invisioned long before the zone 8 was considered. This would inhance the properties and increase the value, which would help the cities and counties with extra tax money since the appraisals would be higher along with the extra support to the dock builders. In July 2017 we were in the final throws of getting a community dock, when Ben Bean of TVA recommended that we not peruse the community dock as TVA was going to relook at Tims Ford LMP and parcel 71-1 would be put in zone 7, so we pulled back to wait for the evaluation which took another 7 years. We have waited 24 years for water access while others got docks and enjoyed the lake. It is time to make parcel 71-1 zone 7 so we can have equal use of the lake we have so patiently waited for.

Jack Glasner  
Winchester, TN  
July 18, 2024

This subdivision was designed and developed in 1996. It has underground utilities and the streets and lighting were in place before TVA came up with the LMP. When they looked at parcel 71-1 and made the decision to make it a zone 8 property no consideration was given to the lay out of the subdivision of the property owners. The zone 8 rules were a one size fits all decision. When it was decided that there might be community docks allowed no thought was given to the docks without going down a private driveway since no thought was given to the individual properties such as 71-1. The lots were designed to fit a single dwelling and private drive with no consideration for access to a community dock. Unlike Fanning Bend which was designed and built after the thoughts of zone 8s were developed, Parcel 71-1 was developed and sold without any knowledge of what the LMP of 2000 would bring. When the rules were developed for the zone 8 property it is obvious that no correlation between the properties and the rules was considered. When you look at parcel 71-1 it is very obvious that the rules such as set back 100ft behind the 895 line is impossible. In some cases the line would be in the middle of a house or even in the street in front of the homes. The practical solution is to make

Parcel 71-1 a zone 7 as the developers envisioned long before the zone 8 was considered. This would enhance the properties and increase the value, which would help the cities and counties with extra tax money since the appraisals would be higher along with the extra support to the dock builders. In July 2017 we were in the final throws of getting a community dock, when Ben Bean of TVA recommended that we not pursue the community dock as TVA was going to relook at Tims Ford LMP and parcel 71-1 would be put in zone 7, so we pulled back to wait for the evaluation which took another 7 years. We have waited 24 years for water access while others got docks and enjoyed the lake. It is time to make parcel 71-1 zone 7 so we can have equal use of the lake we have so patiently waited for.

Peggy Erwin  
Winchester, TN  
July 25, 2024

[Email subject heading: "Tims Ford Reservoir Land Plan Review Tract ID: XTMFR 78PT #78"]

I am requesting a review of an area for a Zone change at Tims Ford Lake. The area is south of Lynchburg RD in the Dry Creek area in Winchester Tn.

The Tims Ford Reservoir Land Plan presently IDs the area as:

Tract ID: XTMFR 78PT  
Number: 78  
Zone: 5 Industrial

Twin Creeks Village, Phase 12, backs up to this strip of land. There are approximately 17 homes effected by this issue. Changing from Zone 5 to Zone 7, (Shoreline Access), would allow residents to have access to more recreational opportunities and better views of the lake. It would also allow residents to manage vegetation and erosion control to TVA standards.

I would like to thank Andrew Lyles, TVA Watershed Representative, for all his help in dealing with issue. I have shared his contact information with neighbors and builders. It has helped to reduce some of the frustrations of what we are allowed to do with the TVA land behind our homes.

It is our goal to be good stewards of the land, by environmentally and aesthetically preserving wildlife and natural resources. Your consideration for this issue is very much appreciated.

Bryan Fuller  
July 30, 2024

ZONE 8. I think subdivisions should be allowed more community/HOA slips. Example. Hasty hollow subdivision could benefit from another set of slips or possible a larger set of slips for the lot owners. Thank you!

Aaron Nunley  
July 30, 2024

I would like to approve more subdivision/HOA slips to accommodate lot owners. We recently added a 7 lot development to hasty hollow subdivision and I see there could be more potential for a new slip beside the original one that is already there along with a few that

is beside it. I'd be more than happy to help get something going for this place to get improved or added onto.

Zach Townsend  
July 30, 2024

I've recently purchased a lot in Hasty Hollow and don't have a deeded slip. We have a "community dock" with not enough slips. I would like to see a permit for adding more slips for us that don't have water access on our property. Thanks

Janice Wilson  
Winchester, TN  
July 31, 2024

[Email subject heading: "Input/Comments for Tim's Ford Reservoir Land Management Plan Revision"]

Back in February of 2023 I had applied for a dock permit with the help of Lifetime Docks LLC Martin Tyler and I was turned down because the land between me and the lake was deemed as Tim's Ford Reservoir Land Management Property. Which I was told was to protect the birds, trees, deer and other wildlife but, everyone next to my property has docks. There wasn't any intent to destroy the wildlife or trees on the property. The existing property is residential with 21.99 acres.

Sure, we would love for you to change the zoning so that we could have a dock. During my research of property owners I have found there was a time when TVA swapped out land with owners so the owner could have a dock, that would be something we might consider once we knew the particulars of that possibility. Also one property owner on the lake was supposedly told he couldn't have a dock but, he could have a Community Dock. Right across the bay from my property is Twin Creeks Marina which has the big Marina with all the boat slips and then all of these new docks at the cabins and new houses, which have all been installed since I purchased this property in 2013.

We would be all for the rezoning of this property, so that we could enjoy the lake as much as our neighbors do. Feel free to contact me for further input or if any other information is needed.

Gerald Ewell  
August 1, 2024

Ronnie Prince and I are the owners of the six lots located on North Porter Street< Winchester, TN which were once part of a single tract identified as 204 N. Porter, Winchester, TN. These have the Franklin County tax designations of District 1; Map 065K; Group G; Control Map 065K; Parcels 006.00, 006.02, 006.03, 006.04, 006.05, 006.06. These tracts are immediately adjacent (upstream of) XTMFR-88-1PT. I attach an email and previous TVA document identifying the original tract as "Ewell-Prince property" with two TVA survey markers identified. We think the property should have originally been designated "Shoreline access, zone 4". I attach some photos taken upstream from the bridge over Boiling Fork. It is obvious that our tracts are the only ones without private water use facilities. All of the property in view on the same side of Boiling Fork as well as the property immediately across Boiling Fork have permitted private water use facilities. There is no characteristic of our property different from

the adjacent properties or any property in the area to justify any different designation than Zone 4, the designation that permits private water use facilities.

We would respectfully request a redesignation as Zone 4 permitting private water use facilities for the tracts identified above.

Thank you for your consideration.

Aurelia Swann  
August 1, 2024

I think reevaluation of where docks can be placed needs to happen. TERDA rules did not allow for docks in very limited water access. This is a reasonable thing to prevent overcrowding and safe operation of motorized vehicles and children safety. I also think monitoring of legal docks should be performed. Also metal dock permits should be issued in a timely fashion.

Roger Dellinger  
August 2, 2024

This is an addendum to my previous message. Having since watched your on-line video re. zone 8 issues I was inspired to research most of TVA documentation available on the internet and arrived at conclusions and a proposal.

Briefly summarizing, almost all literature is for internal use defining charters, and autonomy over waterways, and shorelines. Nowhere can the novice public search for answers to a typical question related to a particular tract of land. Nor are previously processed 26a application accessible. TVA recognizes this within a document providing a "buyer beware" message to realtors, potential buyers and property owners but offers only a phone number. I bet TVA hates those phone calls, here is my experience:

As a new novice parcel owner, trying to understand Zone 8 provisions applicable to me, I contacted TVA to verify if I could legally launch my kayak off my backyard using a narrow concrete ramp installed in the riprap by the previous owner, probably 20 years ago. After a couple attempts, I reached a supervisor whose initial response; "I see you are one of those mowing grass on TVA property. He then offered an apology, being overwhelmed with other priorities. I never got a straight answer and now realize why. There is no appropriate answer he could have offered except to file a 22a application.

In defense of TVA, it is essential TVA has legal autonomy over the shoreline defined as "895 ft-controlled Jurisdiction" requiring a 100 ft. buffer between shoreline and private property. Their charter, being so broad, thinking about it, how do you group a host of professions, environmental scientists, water quality technicians, biologist, engineers, and lawyers in the same room and resolve any given issue that is even more complicated by variances in the shoreline. "Zone classifications "and the 22a application process may help simplify the decision process, but ultimately administrators dealing with the public lack authority to commit any answer to public questions. When prime directive for "895 ft-controlled Jurisdiction" isn't attainable at the site, TVA has no basis to evaluate at all, even to rule on a 22a request.... at least not yet.

Hence, the only option left to owners: "it is easier to ask forgiveness than to seek permission."

And so, there are two challenges before us, resolve: zone 8 issues and to provide more precise information useful to the public. TVA simply needs another way to address exceptions.



Here is my idea using my address as an example.

Modify your interactive map or create a new one that is searchable by bordering property owner addresses. When opened, reveal TVA assigned zone class and tract description, all 26a applications on file for that tract, and provide for documenting the specific TVA exceptions to be applied to that parcel.

I believe TVA should experience significant cost savings: reduce the number of difficult phone conversations, and 22a applications, the cost to modify "one size fits all" policies and procedures when changes happen, and improve relationship with bordering land owners as well as improve their compliance with TVA objectives. As well as to painlessly resolve the current "zone 8" exercise.

When the address is opened, the page might look like this.

**504 Bryan Dr., Winchester, parcel 71-1 classification Zone 7- with exceptions (or, Zone 7-With Conservation Partnership)**

(zone 7 description goes here.)

Parcel 71-1 description goes here

**26a History** *(Click here to access details)*

2/5/2021 "request to cut trees"

9/2/2022 " boat dock request"

**Exceptions to Zone 7:**

1. Due to inadequate buffer width between shoreline and property line, Property owner may manage grass to the shoreline the full width of the property line, provided appropriate riprap is maintained at his/her expense. Removing existing trees require TVA 26a authorization.
2. Water access corridor of 15 ft. containing one fishing pier less than 5 ft wide no longer than length of riprap and one launch ramp no longer than the length of the riprap + 2 ft. is authorized

No other modifications to Zone 7 provisions are authorized without TVA 26a approval. TVA reserves the right to modify or withdraw Exceptions listed above.

Comments

Owner is reminded EPA regulations provide severe penalties for applying herbicides near waterways and must comply with chemical label instructions the minimum of which is 25 ft above shoreline.

Due to water depth at shoreline, floating boat docks cannot be authorized here.

I suspect TVA already has adequate internal data to do this, It may serve TVA to also include all their property containing Grandfather rights, or, even extend it to cover every address boarding TVA. For sure this will be of significant value to Property owners, realtors and prospective buyers.

Here is my argument for justifying the exceptions at my parcel.

It is unfortunate the developers of Bell Acres didn't anticipated TVA would take over with a goal to establish a 100 ft buffer described as the "895 ft controlled Jurisdiction". Houses had already been built, lots sold leaving inadequate space to achieve them and an exception is warranted for two reasons;

The distance from my house and TVA boundary marker is about 145 feet. The dilemma is, if TVA insisted on returning their property back to mother nature, as trees reached maturity, they would present a serious threat to our home especially during wind storms.

The distance from shoreline to TVA boundary is only 51ft. I think we can all agree that a managed grass lawn on a grade of less than 13 degrees combined with a stone riprap shore line would do a better job controlling erosion and water quality than could mother nature what with the boat traffic described in my previous letter.

There are numerous parcels with grass managed to the shoreline, probably grandfathered in and TVA seems to be comfortable with that. In this regard, please review the Glen Glasner response you received who argues grandfather rights probably should have been applied to these Bell Acre lots.

In closing, whether you use my ideas or not, we all beg for mercy. 20 years with marginal guidance has resulted in alterations TVA may not appreciate. (exceptions list is a painless way to close these out.)

What I care about most is to preserve the privilege to drink morning coffee on my deck and admire the fish rising on the lake, the wild life it attracts, view of distant mountains and a privilege to launch a kayak off my back yard. None which would be available without the responsibility to help preserve the shoreline with grass and riprap on behalf of TVA. (*A Conservation Partnership? I say Yes!*)

Dawn Peters  
August 2, 2024

[Email subject heading: "Proposed Revision to the Tims Ford Reservoir Land Management Plan"]

The issue that has been identified with parcels identified with Zone 8 zoning are admittedly complex and long standing.

First I do believe that some people that purchase lots / properties are entitled to clear and concise rules and regulations which are not provided by anyone (at least in our case)

Second - rules and regulations do not appear to be consistently enforced . How does that make any sense to have rules and regulations that clearly there is no one checking - especially when there are NEW BUILDS . Those lots have to receive regular inspections and obviously there is no one from TVA that checks what is being done - particularly on VERY restricted areas of the shoreline.

Third - people along the lake pay higher taxes than those that do not live on the lake - completely understandable, however those lots in zones they have no access rights due to their zoning from TVA should NOT be taxed the same as those that do have the ability to access the lake.

Fourth- after hearing all of the processes and procedures that would have to be undertaken to even have the opportunity to have a community access / dock with all lots participating in that community access it will be nearly impossible for a development of more than 100 lots with only approximately 16 lots on the lake to come to agreements and / or a means for access to that community area .

I would hope that there could be a consideration for perhaps modified access for specific lots on the lake for access -perhaps for just decks on shore or if appropriate docks for each parcel on the lake in zone 8. Being out on Tims Ford much of the shoreline is natural and for such harsh restrictions to be placed on a specific community does not seem equitable or reasonable for the same tax income received from those properties .

Barry Solomon  
Frances K Isbell Revocable Fund  
August 5, 2024

[Email subject heading: "Request to TVA Land Management Plan"]

Hello. My name is Barry Solomon. I am a trustee to the Frances K Isbell Revocable Trust, along with my sister Terri McGhee, that owns parcel 042 021.01. On 10 July we were on the TVA live webinar along with my Brother in Law Frank McGhee. Our request is to rezone the shoreline to Parcel Number 042 021.01 from recreational to residential. Also request we be allowed to add a community boat dock.

Judy and Troy Carter  
Winchester, Tennessee  
August 6, 2024

As 32-year residents of 122 Beech Hill Drive, adjacent to Evans Road which ends at Parcel 2, we would like to see that area remain a Natural Resource Conservation Area. The biggest appeal of our neighborhood is that we are surrounded by wooded areas and TVA-controlled natural areas. Our property borders some of this land, and we were so happy when TVA "reclaimed" it from private use and allowed it to return to its natural state.

None of us desires a commercially-developed project that would require land clearing, probable erection of structures, and increased traffic on a narrow, unpaved dead-end road from visitors and commercial vehicles required for infrastructure construction and maintenance.

We have an abundance of wildlife, plants and old-growth trees that we would hate to lose. Additionally, Parcel 1 contains a pre-Civil War cemetery, and I fear encroachment and possible disrespect of that property if a larger contingent of the public had access to it.

Please help us all preserve the tranquility of this beautiful natural area.

Thank you for your stewardship and continued efforts to manage our Natural Resource Conservation Areas.

Laura Qualman  
Qualman Tree Farm  
Winchester, Tennessee  
August 6, 2024

Hello,

We have owned our property at 296 Cozy Cove Lane, Winchester since October 2018. We love that we can walk our 6 grandchildren down to the lake to enjoy fishing, swimming, boating, wildlife watching and in the future hunting. What we are writing today about is to perhaps have the opportunity to enjoy the lake so much more by being able to have some of the perks other folks on the lake have. We realize our request would be treated different as we have the State Park land between us and the lake with some of which is only 50 feet of State Park land between our property and the water/trails.

1) Our first request to have considered is a newer product that would enable my husband and I (who our seniors) and our grandchildren another closer much safer handicapped friendly method of loading onto our tritoon boat or kayaks. We have included a picture of this fantastic product - the Patriot roll-in dock. It is very stable and does not require anchoring because of the huge light plastic wheels on land that fill-up and act as an anchor in the water. It can also be very small at only 4'x12' - there are options to expand which we would expect TVA to have size guidelines. We believe this temporary product would help other seniors/families who are not allowed a permanent dock an answer to having a safe environmentally friendly handicap option to get on and off their watercraft from some shorelines adjacent to landowners.

2) Speaking of boats please change to a more friendly language in the rules to allow parking a boat/watercraft on the shoreline for longer periods of time especially for those of us property owners that can walk down to the shoreline from our adjacent property - this would most likely only be needed in the summertime when the lake is the busiest for enjoying fishing and swimming too. Our coves that surround us are so peaceful and quiet that our boat and a temporary roll-in dock wouldn't be a nuisance or affected by other boaters.

3) Perhaps we need to be included someway in the "Conservation Partnership" category. My husband and I have been volunteers/members of the Friends of Tims Ford State park group for over 5 years now and have become very familiar with the methods of proper trailwork which we have unofficially taken over the tasks of "adopting 1.5 miles of Ray Branch shoreline trail" to regularly monitor this part of the hiking/bike trail. This tasks would probably be done by other adjacent landowners all the way to Evans Loop (thinking homeowners off Golf shores Drive) if the State would adopt a program that allows a more friendly attitude toward neighboring landowners to do so. Another task I would like to see tackled is the removal of old farm fencing and especially barbed wire. The state may not be aware how awful it is on the State Park land. We came across it soon after buying our property in 2018 because my husband Bob is a hunter (he did the necessary notification of the State Park every year to hunt) and it was "everywhere". We could see many animals had also been injured by the barbed wire. After getting permission from a state park ranger, we took on the

task of removing one mile of 10 strand old fencing including barbed wire on the State Park land over 3 winters with some of it even in the lake - posts that would have impaled someone were removed. We feel so much better knowing my hubby can hunt safely and that the animals (and two legged grandchildren/adults) can roam freely without getting stuck in barbed wire. This is another tasks some adjacent neighbors could tackle as we know there is still many miles of old fencing left to remove - some by the main state park areas. We did leave any posts that would have been used as property line markers.

4) Could our property and other State Park adjacent landowners that have a water view within 150 yards from their homes be allowed an "access corridor" that's 20-foot wide where we too can enjoy a more manicured area to view the lake and walk down to the water. Maybe also some friendly verbiage for those folks that aren't that close to the water words that encourage them to create a walking trail down to the hiking trails. It would seem beneficial to encourage us and other adjacent state park landowners to use the lake and hiking trails as often as we could. This too would help the hiking trails stay in a user-friendly condition. We know from volunteering with the FTFSP group that the trails constantly need help especially in the summer months when the rangers are stretched so much further with lake tasks and there really is only so much the friends group can do too to cover so many wonderful miles of hiking trails.

To wrap it up - Being tree farmers we pride ourselves on being excellent stewards of the land and know there must be other landowners that if given the opportunity could make as much of a positive impact on the lands between our properties and the lake as we did. Please encourage more friendly language when it comes to the State Park adjacent property owners ability to be good stewards of all the public lands surrounding us. Thank you for your consideration in the above requests and we hope it has finally come to a more favorable friendly time in the use of Tims Ford Lake especially for us seniors and handicapped folks living near the State Park trails/lake.

Thank you, Laura & Bob Qualman

PS We also have a new neighbor the 50 acre "The Forest" RV campground adjacent to us which we are very interested in knowing how they might be looked upon more favorably. Our tree farm is almost 29 acres.

B. Walker  
Estill Springs, Tennessee  
August 6, 2024

I do not see a pressing need to revise the 2000 RLMP; and unlike 2000 this seems rushed. The proposed changes to "The Zone 8s" and "Other Proposed Changes" are not very transparent. But I imagine it is to allow further development. The 2000 RLMP was issued in large part to prevent overdevelopment. I've lived on the lake since 1992 and we are about to the breaking point in terms of environmental damage. The increased boat traffic (especially the wake boats) is doing terrible damage to the shoreline and creating a safety hazard for many on the lake. Around 2000, one of the big topics was the new Fanning Bend development. In making an exception for the many boat docks and other items, the TVA was to strictly enforce shoreline development including cutting trees. While there are many beautiful houses and responsible homeowners in Fanning Bend, unfortunately there are plenty of others cutting trees down to the water line. Where is the TVA? Calls to the TVA go unanswered with no follow-up. It is very obvious - drive by someday - now including the new phase being built on the north side by the clubhouse. My point is the TVA does not seem to be able to manage their current responsibilities. Perhaps due to lack of resources. But whatever the reason we don't need any new development until the TVA shows an ability to

manage the current requirements and responsibilities. Otherwise, our beautiful lake will be destroyed.

John Scott  
August 6, 2024

[Email subject heading: "Tims Ford LMP"]

My family are long-standing owners of lake front property on Tims Ford which is currently in a zone 8 section of Little Hurricane Creek.

Our lake cabin is an incredibly special gathering place for our family. We purchased the property in 2016 and have taken exceptional care to help maintain the important natural beauty of our shoreline. The property we purchased included a grandfathered dock which was reflected in the 2000 TVA RLMP Maps when we purchased the property and still is today. We are passionate about the lake and have supported efforts to keep it clean and unspoiled. While we are completely receptive to additional shoreline protections and other potential new green space initiatives, we must maintain dock access.

We would like for the new TVA Land Management Plan ("LMP") to be written with ample flexibility to allow the current property owners the continued use of their docks, including the reasonable right to repair, modernize, and reasonably expand while still achieving the goals of the TVA resource manager. Additionally, the ability to reasonably transfer and/or consolidate dock rights by and among lake front property owners would be a welcome addition to the LMP. We are also fine with a conversion to zone 7 classification if that is necessary for consistency and simplification of management.

Ron and Sue White  
August 6, 2024

My wife and I have owned our property, 518 Bryan Dr. Winchester, TN. , for 11 years. During that time we have heard numerous rumors and stories on being able to get TVA permission for a dock on our and our neighbors properties. We have been told that the reason we have not been given permission is that our property was in a zone "8" area. This zone is very narrow and about ½ mile in length. The zone has been developed residentially with single family housing its entire length, including docks that were grandfathered in when it was zoned 8. This zone 8 area is bracketed by residential properties on both ends that do have dock. There does not appear to be a particular reason for the zone 8 designation.

The wife and I feel that it would be reasonable to re-zone this area zone "7". This would then allow TVA to take into consideration requests for dock permits.

If we were permitted to have a dock it would greatly improve our families ability to enjoy the lake. Additionally we would be able to get grater use of our boat and the increase in property value would be nice for use as well as the city with increase property tax. For us it appears to be a win for all involved including TVA.

Thank you for you consideration.

Neil Sterling  
August 6, 2024

[Email subject heading: "Comments"]

My wife Cyd and I have owned, for many years, a 100 acre farm along Durm Hollow Road adjoining Tims Ford Lake Parcel 2. Over the years I have explored not only Parcel 2 but also Parcel 1 countless times. The two Parcels have always been remarkable. They are filled with springs and caves, one of which I have explored. Parcel 1 has a remarkable pre Civil War Cemetery in it. Since the TVA purchased the land and designated Parcel 2 for Natural Resource Conservation it is becoming even more beautiful! The Parcel has become a natural wonderland and is loved by its neighbors and visitors who enthusiastically support conserving a small part of Tennessee nature. The Parcel is teeming with wildlife and visited by hunters during the hunting season and many nature lovers throughout the Year. I believe that Parcel 2 is the only Natural Resource Conservation area with easy access and convenient parking at its entrance on this side of the dam. All of the neighbors that I have spoken to along Evans and Beech Hill Roads favor keeping Parcel 2 a Natural Resource Conservation Area.

My wife and I have been so influenced by the TVA's commitment to conserve nature on Parcel 2 that we are doing the same with our farm. Working with Josh Turner, who works for the Federal Department of Agriculture, we have developed a Plan to convert our pastures to native Tennessee grasslands and preserve the woodlands in their natural state.

We cannot have too many Natural Resource Conservation Areas like Parcel 2. And as it continues to mature it will only become more beautiful. The many residents who I have spoken to all agree and both thank the TVA for its designation and urge the TVA to please keep Parcel 2 a Natural Resource Conservation Area.

Tims Ford Council  
August 8, 2024

[Email subject heading: "Comments regarding proposed Tims Ford Reservoir Land Management Plan Revision"]

Comments Regarding the Tims Ford Reservoir Land Management Plan Revision

Submitted by

Tims Ford Council

Tims Ford Council is a non-profit 501(c)(3) organization dedicated to preserving and protecting water quality, shoreline, and wildlife for Tims Ford Lake and its environment. The Council focuses on enhancing the beauty and recreational opportunities of Tims Ford Lake. [www.timsfordcouncil.org](http://www.timsfordcouncil.org) [www.facebook.com/TimsFord](https://www.facebook.com/TimsFord) [info@timsfordcouncil.org](mailto:info@timsfordcouncil.org)

Our review of the proposed revisions to the Tims Ford Reservoir Land Management Plan has presented the following comments and questions:

**ZONE 8s:** According to the FAQs made available, the primary objective of Zone 8s was to widen the shoreline buffer by establishing conservation partnerships with the adjacent private property owners. The buffer would help protect water quality, conserve shoreline habitat, protect shorelines from long-term erosion, and retain shoreline aesthetics. This purpose is in line with the objectives of the Tims Ford Council. We are not in favor of changes to Zone 8s that would materially change the primary purpose originally established. It would seem that the original designation of these parcels as Zone 4s and the reversion of these back to Zone 4s would defeat the reason for the establishment of these Zone 8s. Our final review of the FEIS and Tims Ford Reservoir Land Management and Disposition Plan to be distributed in Spring 2025.

One final comment regarding Zone 8s; What are the “Community Facilities” referred to in the discussion of Zone 8s? It notes that these “Facilities” are not to be larger than 2000 square feet in area. A description of what these types of structures are, etc. would be helpful.

**Grandfathered Docks:** The proposed changes to the plan would allow ‘grandfathered’ docks to be no larger than 1000 square feet in area. This seems reasonable to the Council. However, we question what TVA is going to do with the numerous derelict, abandoned, or dilapidated docks on the lake, whether grandfathered or not. These structures pose safety and aesthetic issues for all that encounter them.

**Additional Proposed Changes:** TVA is also proposing to:

1) Update lands planning maps to reflect the changes in ownership due to the transfer of lands that occurred between the State of Tennessee and TVA in 2010. We are not sure what this means. Does it entail selling land currently owned and managed by TVA? If so, how would it be zoned? How would it be sold? How much land is being considered? Would this add to the number of private lake view lots, docks, personal watercraft, etc. on the lake? What would be the impact on safety, water quality, shoreline deterioration, and aesthetics?

2) Update allocations in accordance with the current seven-zone allocation system (with Zone 8s yet to be determined). We assume this means a reallocation of parcels between the various existing Zones. Perhaps a Zone 3 parcel being reallocated to a Zone 4 designation. We are uncertain what the potential impact of this reallocation would have on the lake environment. Perhaps the Tims Ford Reservoir Land Management and Disposition Plan will clarify this when released.

3) Update parcel allocations in accordance with current planning standards including, but not limited to, allocating existing roads and transmission lines to Zone 2 (Project Operations) and updating Zone 3 (Sensitive Resource Management) and Zone 4 (Natural Resource Conservation) parcels to reflect the level of sensitive resources currently documented. Again, we are uncertain of the potential impact of this reallocation effort and reserve comment until the Tims Ford Reservoir Land Management and Disposition Plan is released.

4) Allocating lands, where appropriate, to Zone 6 (Developed Recreation) to facilitate public recreation development. Additional changes may be considered based on public input submitted to TVA during the scoping period. This appears to be an open-ended reallocation once again.



The Council is concerned about potentially significant increases in personal watercraft. This would include increases in the number of marinas or expansion of existing marinas as well as increases in dockable lake view lots and community docks. The current level of personal watercraft traffic, particularly on weekends and holidays, has become a significant safety hazard. Shoreline and dock damage has also been increasing with the volume of watercraft.

Finally, Many members of the Council have expressed concerns regarding the enforcement of existing rules, laws and regulations concerning both property usage and boating activity. While not the responsibility of TVA, there are many instances of safe boating violations occurring regularly on the lake. Unsafe operations, BUI instances, wake boat proximity to docks and shorelines, and No Wake area violations are running rampant. Weekends are particularly bad, and times of violations and unsafe behavior extend beyond dusk. Property owners have also been violating restrictions on shoreline retention, docks, and timber and brush removal. We would like to see these addressed and enforced.

The Council would encourage the TVA to engage openly with the public and invite a TVA representative to attend a Tims Ford Council general membership meeting to discuss the proposed Land Management Plan.

Mike Thilmony  
August 8, 2024

[Email subject heading: "Land development"]

This email is in reference to the 2025 Tims Ford land management plan and the request for input from land owners.

As land owner of the property located at 0 Eagle Run Lane, Estill Springs, TN (map 45, parcel 14.01), I am formally requesting a revision of the current zoning designation to said property.

I have attached letters from C. Phillip Hayes (TERDA representative) and William Davis (retired TERDA director) that were provided to me when I purchased this property. Based on these letters, I believed that dock rights would be available upon building a permanent residence on the property. To date, I have been unable to obtain dock rights.

According to the newsletter, there will be "other proposed changes" and I am requesting that my property be considered.

Also, are there any other steps I need to take in order to ensure that my request is considered? Please advise at your earliest convenience.

July 26, 2004

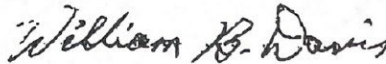
Re: Boat Dock Permit Request

To whom it may Concern,

In February of 1985 during the tenure of The Tennessee Elk River Development Agency we received a request for a site survey for a dock permit on property on Tims Ford Lake from William L. Castleman. This parcel of land was located on Map 45 Parcel 14.01. TERDA's site surveyor Mr. Phillip Hayes inspected the site and reported back to the agency. Upon review of Mr. Hayes survey approval was given for a dock contingent upon the site having a permanent residence constructed. For any further assistance please contact me at 931-967-0733.

Sincerely,

William Davis  
TERDA Dir. (ret.)



**FRANKLIN COUNTY**

TENNESSEE  
WINCHESTER, TENNESSEE 37398  
Telephone 967-3869

C. PHILLIP HAYES,  
PROPERTY ASSESSOR

Date: July 20, 2004

RE: Boat Dock



Dear Mr. Castleman,

In 1985, I remember coming to your property located on Tims Ford Lake identified as Map 45 Parcel 14.01. At that time, acting under the authority of the Tennessee Elk River Development Agency. I told you when you built a house you could have a dock. At that particular time my job was the inspection of boat docks and subdivisions for TERDA. Contact me if I can be of further assistance at 931-967-3869.

Sincerely,



C. Phillip Hayes  
Franklin County Property Assessor

Paul Jalbert  
August 8, 2024

I appreciate the opportunity to submit my recommendations for the proposed revision of the Tims Ford Reservoir Land Management Plan. I have lived on the shores of Tims Ford Reservoir for 44 years. When I moved into a small, existing cabin on private land in August 1980, there was a feeling of remoteness, closeness to nature, and a spectacular view of the night sky. I was not naïve enough to think that would last forever but it has been shocking to see the increasingly rapid rate of development all around the lake. The TVA Natural Resource Plan, 2020 acknowledges TVA's duty to manage public lands wisely for present and future generations in a way that is sustainable while balancing competing demands. The economic impact of Tims Ford Reservoir is incredible. The price of lakefront property continues to sky-rocket which contributes property tax revenue to Franklin and Moore Counties. The number of new dwellings is a bonanza for local builders and realtors. The cost of a new, fully equipped floating boat dock and a new water craft of increasing size, speed, noise, and draft depth is comparable to the cost of a new home. The owners of VRBO and AirB&B property are bringing many more visitors to the area while making huge profits. All the economic factors listed above present a major demand that will compete with any effort to preserve public land. In fact, when someone has paid the price of any of those items, he feels a sense of entitlement to do whatever. I have personally observed the meticulous survey of an expensive, undeveloped lake lot performed by the TVA cultural archeologist and biology teams. They identified natural resources and habitat that should not be disturbed. The owner ignored the TVA findings and today that lot is almost totally cleared. No one from the TVA came back to monitor compliance. I noted in the Questions Received During the July 10, 2024, Webinar that there were questions about the shoreline devastation being caused by wake boats. The TVA response to these questions was to pass the enforcement buck on to Tennessee Wildlife Resource Management. How is this destruction of public shoreline land not a TVA responsibility? Or is this a case where the economic impact of the boating industry too much of a competing demand? When I look at the Tims Ford Reservoir culture, I see takers and I see givers. The takers are the entitled ones who believe their lifestyle is not bounded by anyone: no respect for nature, massive shoreline development, destructive watercraft, nighttime glare of bright lights, and booming sound systems. The givers are those of us who came to the lake to explore, discover and protect. We are concerned about land erosion, water quality, common and rare species alike. We understand that the principles of leaving no trace apply to every outdoor experience. We are more likely to be found on the water kayaking, canoeing and sailing. Shoreline clean-up is a daily chore. Our recreation comes at no one else's expense. It is in that spirit of being a giver that I applaud the efforts of Ranger Dalton Smith at Tims Ford State Park who, with the support of the rest of the Park staff and volunteers, have implemented programs that promote safe and responsible boating, exploration of the lake and shoreline, and environmental awareness. These are the types of programs that the TVA must invest in to convert the taker lake culture to one that will contribute to the preservation of land for future generations.

In summary, two recommendations I hope you will consider are:

- 1) Enforce the regulations that you currently have regarding the protection of public lands and improve your partnership with the TWRA to eliminate the shoreline devastation being caused by the careless use of watercraft that are not suitable to the Tims Ford Reservoir.

2) Implement public programs that promote a lake culture of exploration, discovery and environmental awareness and create the lake equivalent to the backcountry philosophy of leave no trace.

Jack Gentry  
August 8, 2024

My address is ---- Majors Cemetery Rd., Lynchburg, TN. My property is in Majors Point subdivision and the TVA area adjacent to our property has been used for public recreation since our time here. The negative aspects of this arrangement is that hunting has been allowed near our property and from the lake shooting in to our property. We request that hunting be disallowed in this area and from the lake. Furthermore, we strongly urge TVA to consider allowing the property owners adjacent to the TVA area to have Boat docks adjacent directly behind our properties. We are the only area of TVA on this part of Tims Ford Lake that are not allowed boat docks. We strongly urge you to reconsider this area to have allowable boat docks adjacent to our property. We strongly urge you to consider rezoning the area to allow for us to have enjoyment and use of the properties adjacent to our properties with Boat docks and other amenities that are allowed on the rest of the lake. Respectfully,  
Jack Gentry and Deborah Gentry.

Tina Nicholson  
August 8, 2024

Reference: Parcel 71-1 request designation as a Zone 7 property.

Given the circumstances listed below, I respectfully request that TVA reconsider the zoning designation for Parcel 71-1 and reclassify it as Zone 7, as initially envisioned by the developers. Such a change would not only align with the original intent of the subdivision but also enhance property values, benefiting both the local cities and counties through increased appraisals and tax revenue. Additionally, it would provide more viable support for local dock builders and maintenance.

This subdivision was developed in 1996, with its infrastructure, including underground utilities, streets, and lighting, established prior to the implementation of the Lake Management Plan LMP of 2000 (LMP-2000). When TVA classified Parcel 71-1 as Zone 8, it appears that the unique layout and existing infrastructure of the subdivision or the property owners were not considered. The one-size-fits-all approach to the Zone 8 rules does not fit well with the specific characteristics of Parcel 71-1. For instance, the potential for community docks, as permitted under Zone 8, does not align with the design of this subdivision. Access to such docks would be impractical due to the layout, which does not accommodate access points without traversing private driveways or impacting individual properties such as 71-1.

The subdivision was designed with single dwellings and private drives, and there was no foresight of how the LMP would impact it. Unlike newer developments such as Fanning Bend, Parcel 71-1 was planned and sold without knowledge of the LMP-2000's stipulations for Zone 8. Consequently, applying these rules to Parcel 71-1 results in obvious issues such as

setbacks, 100ft behind the 895 line is impossible, that could place regulations in the middle of homes or streets.

Again, I request your attention to the unique needs of Parcel 71-1 and the redesignation of this parcel as a Zone 7 property.

Tina Nicholson  
August 8, 2024

Reference: Zone 8 reclassifications. Concur that Zone 8 parcels should be reclassified. With that said, every parcel should be reviewed and reclassified individually, one-size does not fit all.

Tina Nicholson  
August 8, 2024

Reservoir (Tract) Tims Ford, Tract ID\_XTMFR-20PT; Number 20; Reservoir Land Management Plan Zone 4 - Natural Resource Conservation

CONCUR.

This should remain in Zone 4 and that requests for additional water use facilities should NOT be considered. Property borders major channel and traffic areas between two highly populated marinas. Shoreline erosion is evident and should be addressed as TVA maintenance. Major wildlife and vegetation would be impacted by ANY future development and facilities.

Christopher McCormick  
August 8, 2024

Individual property owner in Bell Acres Subdivision with lot affronting Tims Ford Lake, parcel 71-1 in Winchester TN.

The subdivision was originally developed in 1996 before the zone 8 regulations were put in place for the dock approval process. All of the lots have environmentally responsible city sewer, curbed streets, vegetation, and engineered drainage system to minimize impact on water quality of Tims ford Lake.

The adjacent subdivision Murray Lake and surrounding properties have individual docks permitted in place. I feel That it would be appropriate to amend parcel 71-1 for zone 7 or allow permitting for individual docks as they would blend into the community better.

Doris and Bob Crawford  
August 9, 2024

[Email subject heading: "Revisions to the Tims Ford Reservoir Land Management Plan"]

My husband and I are excited to learn of the highly anticipated proposed changes to the Land Management Plan for the Tims Ford Reservoir. We are kindly requesting that the TVA change the shoreline zoning of our property from Zone 8 to Zone 7. We reside at 323 Sunset Cove Lane, Winchester, TN 37398 and purchased our property in 2015. The property is off of Riva Lake Road and consists of 17 acres and includes our single family home that was recently completed this year. Most of our shoreline is Zone 8.

We share Zone 8 with our northside neighbor at 385 Riva Lake Farm Lane and such neighbor has a private dock. We would love to have our own dock for our family's recreational use. Our plan would be to put the dock on the cove side of our property. The homes across the cove are on Wilkerson Lane. These homes have docks and it is our understanding that their shoreline is Zone 7.

We hope that the TVA will consider our request during the upcoming zoning changes.

Gary Davis  
August 9, 2024

Thank You for providing this opportunity for comments. I understand most of the motives why TVA is looking at this and I agree there may be some changes that need to be made. As stated in the webinar, zone 8 is composed of relatively small parcels. The impact these changes would make could be to the property owners behind these zone 8 parcels. Large investments in may cases have been made by the allowance this zone 8 has created. Not all zone 8's all look the same. I guess the concern I might have without more knowledge is that they are thrown into a box and we call them zone 4. So I guess the question I would like to present is would TVA be willing to meet with the property owners individually to discuss what that looks that like and establish a mutual cooperation or understanding? Feel free to comment to my email address anytime.

James Kelley  
August 9, 2024

We currently own land in Zone 8. My wife's family has owned this farmland for more than 3 generations - prior to Tim's Ford Lake. Original construction of Tim's Ford Lake consumed many acres of the family's original farm. We have no desire to develop this land. We simply desire a dock in close proximity to our home to easily access the lake like many others. We have attempted to follow the current guidelines for a dock permit in Zone 8 and spent money to hire land surveyor's. The land surveyor's determined the Zone 8 restrictions would not be met due to current structures on our property. We feel the current zone 8 restrictions are unfair and a dock permit given the current guidelines are unattainable. We propose our Zone 8 restrictions be rezoned to allow us to have a dock (preferably a floating dock) without deeding over additional land to TVA. An inlet (slew) is available adjacent to our property that could easily house a floating dock outside of the main channel that would allow for safe

access to the lake without disturbing large amounts of shoreline. Thank you for your consideration.