Document Type: EA-Administrative Record
Index Field: Final Environmental Assessment
Project Name: Tims Ford RLMP Revision
Project Number: 2024-9

TIMS FORD RESERVOIR LAND MANAGEMENT PLAN
FINAL PROGRAMMATIC ENVIRONMENTAL ASSESSMENT

Franklin and Moore Counties, Tennessee

PEAXX-455-00-001744031572

Prepared by:
TENNESSEE VALLEY AUTHORITY
Knoxville, Tennessee

January 2026

For more information, contact:
Kelly Baxter
NEPA Specialist
Tennessee Valley Authority
400 W. Summit Hill Drive, WT11B
Knoxville, Tennessee 37902-1499
nepa@tva.gov

Table of Contents

Appendices

List of Figures

List of Tables

CHAPTER 1 – PURPOSE AND NEED FOR ACTION

1.1. Introduction

The Tennessee Valley Authority (TVA) prepares reservoir land management plans (RLMPs) to guide land use approvals, private water-use facility permitting, and resource management decisions on TVA-managed public lands. In June of 2000, TVA issued the *Tims Ford Reservoir Environmental Impact Statement and Land Management and Disposition Plan* (TVA 2000a and 2000b) that examined the potential effects of several alternatives to manage the 4,685.5 acres surrounding Tims Ford Reservoir (see Figure 1-1). TVA adopted the final RLMP in June 2000.

TVA proposes to revise the 2000 Reservoir Land Management and Disposition Plan[1] (2000 RLMP) and has reviewed all existing land allocations to address legacy issues including Zone 8 (Conservation Partnership), grandfathered facilities, land conveyances to and from the State of Tennessee (State), as well as respond to changes in land uses. To resolve these issues. under the preferred alternative (Alternative B1), TVA proposes to change the land use allocations of approximately 563.6 acres[2] of the 4,685.5 acres (12 percent) of public lands under stewardship by TVA on Tims Ford Reservoir in Franklin and Moore counties in middle Tennessee.

The proposed 2026 Tims Ford Reservoir Land Management Plan (2026 RLMP) revision is consistent with the TVA Land Policy, Natural Resource Plan (NRP) (TVA 2020), Comprehensive Valleywide Land Plan (CVLP) (TVA 2020), and TVA's goals for managing natural resources on public lands. During the reservoir lands planning process, TVA also completes an environmental review consistent with the National Environmental Policy Act (NEPA) to consider potential environmental impacts associated with the proposed land use allocations. This environmental assessment (EA) was prepared to inform TVA decision-makers in the selection of an appropriate plan for these public lands, while providing the public with opportunities to be involved in the process. The 2000 RLMP environmental impact statement (EIS) is incorporated by reference (TVA 2000a).

The purpose of TVA's RLMP planning process is to apply a systematic method of evaluating and identifying the most suitable uses of TVA-managed public lands in furtherance of TVA's responsibilities under the TVA Act. 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. Updates to RLMPs are needed to reflect changing land use needs and circumstances and to incorporate TVA's business needs and goals for managing natural resources on public lands.

[1] Although the 2000 plan was referred to as a Reservoir Land Management and Disposition Plan, the updated plan will be referred to as a Reservoir Land Management Plan, as all planned dispositions between TVA and the State of Tennessee have been approved and completed.

[2] Includes previously unallocated lands.

Figure 1-1 Tennessee River Watershed and TVA-Managed Reservoir Land

Up-to-date RLMPs are needed to make land planning allocations on reservoirs consistent with standing TVA policies like the Land Policy and the Shoreline Management Policy, regulations under Section 26a of the TVA Act, and other guidance incorporating TVA's goals for managing natural resources on TVA public lands. RLMPs govern decisions about whether land is disposed of or retained and establish how the land may be used and by whom.

1.2. Background

TVA maintains custody and control of approximately 293,000 acres of reservoir property and approximately 470,000 acres of inundated property on behalf of the United States (U.S.) (collectively referred to as TVA public land). 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 TVA region.

In 1970, TVA operations of Tims Ford Dam on the Elk River began, creating a reservoir with approximately 309 miles of shoreline and 10,680 acres of surface water at normal summer pool. TVA did not have a Tims Ford RLMP prior to the *Tims Ford Reservoir Land Management and Disposition Plan and Environmental Impact Statement* (TVA 2000a and 2000b) for managing its 4,685.5 acres[3] of public lands on the reservoir. However, TVA did manage many of the Tims Ford Reservoir lands in accordance with an agreement with the Tennessee Elk River Development Agency (TERDA). See the 2026 RLMP for more TERDA information.

In August 2011, the TVA Board of Directors (Board) approved TVA's NRP and authorized the Chief Executive Officer (CEO) to implement it. The NRP was updated by TVA in May 2020. The NRP guides TVA to engage in reservoir land planning to maintain the quality of life in the Valley and balance the sometimes-competing needs of shoreline development, recreational use, sensitive and natural resource management, and other important uses.

As part of the NRP, TVA adopted the CVLP to guide use of approximately 293,000 acres of TVA-managed property on 46 reservoirs. The CVLP established 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. Each time TVA proposes revisions to its RLMPs, it must determine whether the new allocations on the reservoir continue to fall within the CVLP target ranges across all reservoir lands.

1.3. Decision to be Made

The primary decision before TVA is whether to adopt one of the proposed action alternatives (Alternatives B, B1, C or D) and revise the 2000 RLMP for the management of TVA-controlled public land around Tims Ford. The 2026 RLMP requires approval by the TVA CEO to be adopted for long-term land stewardship on Tims Ford Reservoir.

[3] This percentage calculation included approved allocation changes that have occurred since the approval of the 2000 Tims Ford RLMP.

1.4. Related Environmental Reviews

The following environmental reviews are relevant to TVA's proposed revision of the Tims Ford RLMP:

Tims Ford Reservoir Environmental Impact Statement (TVA 2000a) and Land and Disposition Management Plan (TVA 2000b)

Addresses the management of 4,667.5 acres of public lands on the reservoir (TVA 2000b) and proposed changes to the 2000 RLMP and no more than 10.5 percent[4] of TVA-managed lands would change allocation under the EA's proposed action alternatives.

Reservoir Operations Study Final Programmatic Environmental Impact Statement (TVA 2004)

The Reservoir Operations Study (ROS) evaluated alternative ways to operate the TVA reservoir system to produce greater overall public value. Specific changes in the operation of TVA reservoirs were implemented because of this study. Tims Ford Reservoir was identified in the ROS as a "transitional reservoir" with flood storage of approximately 120,000 acre-feet.

Shoreline Management Initiative (SMI): An Assessment of Residential Shoreline Development Impacts in the Tennessee Valley Final Environmental Impact Statement (TVA 1999)

In 1998, TVA completed the SMI EIS analyzing possible alternatives for managing residential shoreline development throughout the Tennessee River Valley. The resulting Shoreline Management Policy (SMP) defines the standards for vegetation management, docks, shoreline stabilization, and other residential shoreline alterations. See the 2026 RLMP for more details about SMI and SMP.

Natural Resource Plan and Environmental Impact Statement (TVA 2020)

In 2020, TVA completed an update of its Natural Resource Plan, which guides its natural resource stewardship efforts (TVA 2020). The NRP's goal is to integrate the objectives of these resource areas, provide for the optimum public benefit, and balance sometimes conflicting resource uses.

Multiple Reservoir Land Management Plans Final Environmental Impact Statement (TVA 2017)

On August 23, 2017, the Board approved the proposed Multiple RLMPs for TVA-managed public lands on eight reservoirs in Alabama, Kentucky, and Tennessee. The final EIS for this project was published in July 2017. TVA's proposed modifications to the 2000 RLMP must be within the CVLP target ranges established in the final 2017 EIS and approved by the Board.

1.5. Scoping and Public Involvement

Scoping, which is integral to the process for implementing NEPA, is a procedure that solicits public input to the NEPA process. Scoping is also integral to TVA's reservoir lands planning process.

On June 24, 2024, TVA initiated the public scoping process for the 2026 RLMP planning process. The public notice initiated a 60-day public scoping period, which concluded on August 9, 2024. TVA prepared a scoping report to summarize its outreach efforts and the input that was received from the public and other agencies during the scoping period, and the scoping report is available on the land plan website.

When considering the scope of a NEPA review, TVA considers the requirements of Executive Order (EO) 11988 (Floodplain Management), EO 13112 (Invasive Species), EO 13751 (Safeguarding the Nation from the Impacts of Invasive Species), EO 11990 (Protection of Wetlands), and applicable laws including the National Historic Preservation Act, Endangered Species Act (ESA), Clean Water Act, and Clean Air Act.

Public Scoping Comments

During the public scoping period, TVA received 49 submissions from members of the public and government entities. 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. The comments received during the public scoping period are presented in the scoping report available on the land plan website.

1.6. Public Review of Draft RLMP and EA

TVA reviewed public scoping input when developing the draft RLMP and EA. On June 23, 2025, the draft RLMP and EA were issued for a 60-day public review and project website, via media release, and in local newspapers serving Franklin and Moore counties and nearby Nashville and Murfreesboro. Direct notices were sent by postcard or email to individuals, organizations, local, state and federal agencies and federally recognized tribes to inform them of the availability of the draft RLMP and EA. The project website included a mapping tool to view how TVA proposes to allocate each parcel of land on the reservoir.

During the public comment period, TVA held a live webinar with a question-and-answer session on July 15, 2025. The webinar was available on the project website. Additionally, an in-person public meeting was held on July 22, 2025, in Winchester, Tennessee. TVA staff were on hand to answer questions about the revised draft Tims Ford RLMP and draft EA. The in-person meeting was well attended and over 120 people participated.

TVA received 75 comment letters on the draft RLMP and EA, including submittals from nearby residents, other members of the public and organizations. TVA's responses to the public comments are included as Appendix A.

1.7. Issue and Resource Identification

This EA is a programmatic document that addresses the proposed changes to the 2000 RLMP, which would allocate TVA-managed lands to the appropriate land use zone. This EA also evaluates potential impacts associated with the various types of land uses permitted under each land use allocation zone. The proposed 2026 RLMP does not include specific projects, such as building new water-use facilities, developing campgrounds or industrial sites, and effects of such projects are not evaluated in this programmatic review. Whenever such individual projects are proposed in the future, TVA would determine the need for permits, coordination with other agencies (e.g., State Historic Preservation Officer

(SHPO), U.S. Fish and Wildlife Service (USFWS) and others), and the appropriate level of NEPA review and documentation and would prepare site specific environmental reviews.

TVA internal reviews of current and historical information, reservoir data collected, and public input were used to identify the following resources/issues for evaluation in this EA. The effects of implementing each alternative were evaluated with respect to the following issues:

Prime Farmland – Existing land use patterns along the shoreline and adjacent back-lying land have been determined on most parcels by TVA land acquisition, land disposals, and land use agreements. A majority of the TVA-managed parcels are committed to existing land uses with little to no potential for change of those land use allocations. Proposed allocation changes were evaluated to determine whether there would be effects to prime farmland on TVA-managed public lands.

Recreation – Existing developed recreation facilities (public or commercial) available to meet public needs were identified, as were those lands that are important for dispersed recreation (e.g., hunting, bank fishing, bird watching, hiking, etc.). The effects of implementing each alternative on recreation opportunities in the vicinity of Tims Ford Reservoir were evaluated.

Terrestrial Ecology – Terrestrial plant and animal communities found on TVA-managed lands in this plan were characterized using existing databases. Issues include the identification and protection of significant natural features, rare species habitat, important wildlife habitat, or locally uncommon natural community types. TVA would be consistent with EO 13186 on migratory birds and EO 13751 which amends EO 13112.

Aquatic Ecology – TVA characterized the aquatic plants and animals found in the waters of the reservoir. TVA identified habitat for rare species, important aquatic habitat, and any locally uncommon aquatic community types. The effect of implementing each alternative on aquatic ecology was evaluated.

Threatened and Endangered Species – TVA identified plants and animals that are federally or state-listed, proposed for listing, or candidates for listing and are known to or are likely to exist in the vicinity of Tims Ford Reservoir. The presence of potentially suitable habitat within the TVA parcels was discussed for these species. The effect of implementing each alternative on threatened and endangered species was evaluated as well. TVA will comply with the ESA and the Bald and Golden Eagle Protection Act.

Water Quality – TVA described water quality conditions within the reservoir, based upon the Reservoir Ecological Heath Monitoring Program or similar indices, as well as state classifications and advisories. The effect of implementing each alternative on water quality in the reservoirs was evaluated.

Wetlands – Wetlands on TVA land along the reservoir shoreline were identified. TVA will comply with EO 11990 for protection of wetlands and with the Clean Water Act. The effects of implementing each alternative on wetlands on the reservoirs included in this plan were evaluated.

Floodplains – Floodplains on TVA-managed land along the reservoir shoreline were identified. TVA will comply with EO 11988 (Floodplain Management). The effects of implementing each alternative on floodplains on the reservoirs included in this plan were evaluated.

Air Quality – Compliance with National Ambient Air Quality Standards (NAAQS), which establish safe concentration limits of various air pollutants, was evaluated.

Cultural and Historic Resources – Precontact or historic districts, known archaeological sites, buildings, structures, or objects on or near the TVA-managed lands around the reservoir were identified. TVA will comply with Section 106 of the National Historic Preservation Act. The effects of implementing each alternative on cultural resources on the reservoir were evaluated.

Natural Areas – TVA identified special and unique natural areas on or adjacent to TVA managed lands on Tims Ford Reservoir. The potential effect of implementing each alternative on these areas was evaluated.

Visual Resources – The aesthetic settings of the reservoir were characterized, and scenic and distinctive areas frequently seen by reservoir users and adjacent reservoir residents were generally described. The potential effect of implementing each alternative on the natural beauty of the shoreline was evaluated.

Socioeconomics – The current population, labor force, employment statistics, and income of the population within the region of the reservoir were identified. The effect of implementing each alternative on socioeconomics was evaluated.

1.8. Required Permits and Consultation

No federal permits are required to develop this RLMP. Site-specific information on reservoir resources has been characterized in this EA, and potential impacts on these resources were considered in making land use allocation recommendations. When specific actions are proposed on TVA parcels addressed in the RLMP, additional site-specific environmental reviews for these actions would be undertaken as necessary to address potential project specific impacts.

Appropriate agencies and offices regulating historic resources and endangered species have been consulted during this planning process. TVA will comply with the Programmatic Agreement (PA) executed in January 2020 in consultation with the Advisory Council on Historic Preservation, seven SHPOs, including the Tennessee SHPO, and federally recognized Indian Tribes, to address a suite of activities. This PA addresses TVA's compliance with Section 106 of the National Historic Preservation Act when implementing the various land plan activities. In June 2025, TVA initiated consultation with the Tennessee SHPO and Tribes who have expressed an interest in Franklin and Moore counties. TVA would also complete any necessary consultation with the USFWS under Section 7 of the ESA.

CHAPTER 2 - ALTERNATIVES

2.1. Process for Planning Reservoir Land

The 2026 RLMP was developed by a team of land managers and technical experts from TVA, knowledgeable about the reservoir and its resources. The planning team proposed land use decisions by integrating public needs, environmental conditions, economic benefits, state and federal policies, and the original congressional intent of the Tims Ford Reservoir project. The process includes information from resource data, computer analysis, the public, other agencies, and knowledgeable TVA staff.

The reservoir land management planning process involves allocation of TVA fee-owned (TVA-managed) land to defined land use zones. Prior to allocating parcels, the TVA planning team reviewed the characteristics of each parcel (i.e., location and existing conditions). TVA also reviewed deeds of tracts previously sold to private entities to identify existing shoreline access rights. In addition, the planning team honored all existing commitments including leases, licenses, and easements. TVA also reviewed historical files, particularly those related to TERDA and past permitting practices. The term “land use zone” refers to a descriptive set of criteria given to distinct areas of land based on location, features, and characteristics. Land planning zone definitions of the allowable land uses within each TVA land use zone are available on TVA’s land planning website.https://www.tva.com/environment/environmental-stewardship/land-management/proposed-revision-to-the-tims-ford-reservoir-land-management-plan

TVA Land Planning Zones

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

Uniquely, in the final 2000 RLMP, as a result of public comments on the draft 2000 RLMP and EIS, TVA added a new Zone 8 (Conservation Partnership) land use allocation zone for certain parcels meeting a distinct set of criteria fronting residential property. This Zone 8 designation is unique to Tims Ford. Only one action alternative (Alternative C) carries forward the Zone 8 allocation for the 2026 RLMP.

Approximately 896 acres (19 percent) of the TVA-managed land surrounding Tims Ford Reservoir are committed to certain land uses consistent with existing land use agreements, TVA operations and other public infrastructure. Approximately 3,790 acres (81 percent) of the TVA-managed land surrounding Tims Ford Reservoir are uncommitted. TVA staff has allocated these uncommitted lands based on the seven land use allocation zones. The locations of sensitive natural and historic resources were considered when determining the suitability of potential land uses for each parcel.

2.2. Property Administration

In the 2026 RLMP, each parcel of TVA-managed land around the reservoirs is categorized based upon a suitable use that is consistent with TVA policies and guidelines and applicable laws and regulations. Property administration procedures for all TVA-managed lands are generally the same for each alternative under consideration. As administrators of these public lands, TVA will use the RLMP, along with TVA policies and guidelines, to manage resources and to respond to requests for the use of TVA public land. See the 2026 RLMP for more details about property administration.

2.3. Description of Alternatives

TVA is considering amending the 2000 RLMP by revising parcels and land use zones on TVA-managed land on Tims Ford Reservoir. The proposed revisions are in response to new issues and changes in conditions and circumstances that affect approximately 563.6 acres (12.0 percent) of the 4,685.5 acres of TVA public lands on Tims Ford Reservoir.

In the EA, five alternatives are under consideration. Under Alternative A - the No Action Alternative, TVA would continue to manage its lands based on the 2000 RLMP and would not change any parcel allocations. In the draft EA, TVA proposed three action alternatives for the 2026 RLMP (Alternatives B, C, and D) and Alternative B - Proposed RLMP Alternative was identified as the Preferred Alternative. After the draft RLMP and EA public comment period, TVA determined Alternative B should be slightly modified and combined with certain elements of Alternative D to create Alternative B1. Alternative B1 has been developed as the new Preferred Alternative.

Regardless of the alternative selected, the following conditions would apply:

- Any proposed development or activity on public land would be subject to TVA approval pending the completion of an additional site-specific environmental review to evaluate the potential environmental effects of the proposal. As necessary, TVA would impose necessary mitigative measures as conditions of approval for the use of public lands to minimize adverse environmental effects.
- Future activities and land uses would be guided by the TVA Act, TVA's Section 26a regulations, and relevant TVA policies including TVA's Land Policy, Shoreline Management Policy, NRP and CVLP.

TVA land use allocations are not intended to supersede deeded land rights or land ownership.

Alternative A – The No Action Alternative

Under the No Action Alternative, TVA would not take any action to amend the 2000 RLMP for TVA-managed lands on Tims Ford Reservoir. All parcels would continue to be managed by TVA according to the allocations of the 2000 RLMP and subsequent approved allocation changes that have taken place since the 2000 RLMP was completed. Consideration of the No Action Alternative serves as a baseline for comparing the environmental effects of the other action alternatives.

Alternative B – Proposed RLMP Alternative (identified as the Preferred Alternative in the Draft EA)

Under Alternative B, approximately 10.2 percent (477.6 acres) of TVA owned land on Tims Ford Reservoir would be allocated to Zone 2, and about 7.8 percent (366.3 acres) would be allocated as Zone 3. Approximately 57.2 percent or 2,681.2 acres would be allocated as Zone 4. One 0.2-acre parcel (less than 1 percent) would be allocated to Zone 5 to reflect existing industrial uses. Approximately 13.7 percent (641.7 acres) would be allocated to Zone 6. Approximately 11.1 percent (518.5 acres) would be allocated as Zone 7. Additionally, there would be changes in how some Zone 7 parcels are managed. Under Alternatives B, B1, and D, there would no longer be a Zone 8 allocation; rather, those parcels would be reallocated to either Zone 7 (with Restrictions) or Zone 4, depending on the unique circumstances. Generally speaking, Alternative B would be limited to only shared or community water-use facilities rather than private water-use facilities.

A table of Alternative B parcels including parcel number, zone allocation and acreage is included as Appendix C.

Alternative B1 – Proposed RLMP Alternative (Preferred)

TVA has developed Alternative B1, which is a minor modification of Alternative B that involves changes to Parcels 20, and portions of Parcels 40 and 43. Parcels 20 was allocated as Zone 8 in the 2000 RLMP and is proposed to be allocated as Zone 7 (with Restrictions). The restrictions limit some parcels to shared or community water-use facilities or limit the size of individual water-use facilities. The parcel line between Parcels 40 and 43 is proposed where slightly more acreage would be allocated for Zone 4 and slightly less acreage would be allocated for Zone 7 (with Restrictions) (see Appendix B for maps of the proposed changes). Additionally, a combination of Alternatives B and D is proposed in how Zone 7 (with Restrictions) parcels would be managed (see Appendix G for full details). This is represented by including the impacted Zone 8 parcels in Appendix D. Alternative B1 is the preferred alternative. Alternative B1 is substantially the same as Alternative B except the Zone 4 allocation acreage would change from 2,681.2 acres to 2,680.3 acres, a decrease of 0.87 acre. Zone 7 allocation acreage would change from 518.5 to 519.3 acres which is an increase of 0.87 acre compared to Alternative B. The percentages for Zone 4 (57.2 percent) and Zone 7 (11.1 percent) remain the same as Alternative B, as the acreage changes are minor.

A table of Alternative B1 parcels including parcel number, zone allocation and acreage is included as Appendix D.

Alternative C – Modified Zone 8 (Conservation Partnership)

Alternative C would be substantially the same as Alternative B except that the Zone 8 allocation would remain with updated water use facility permitting criteria and some parcels that would not qualify for the updated Zone 8 allocation would revert to Zone 4. The proposed allocations to Zones 2, 3, 5 and 6 are consistent with Alternative B.

Under Alternative C, approximately 58.0 percent or 2,715.6 acres would be allocated as Zone 4. This would be more acreage (0.8 percent and 34.4 acres) than Alternative B because more Zone 8 parcels would be reallocated to Zone 4 than under Alternatives B and

D. Approximately 9.8 percent (459.7 acres) would be allocated as Zone 7 (with Restrictions), and this would be less acreage (1.3 percent and 58.7 acres) than Alternative B because there would be no parcels reallocated to Zone 7 (with Restrictions) as they would be in Alternatives B and D. Zone 8 parcels would remain, and the qualification criteria would be modified. Approximately 0.5 percent (24.3 acres) would be allocated to Zone 8.

A table of Alternative C parcels including parcel number, zone allocation and acreage is included as Appendix E.

Alternative D – Individual Water-Use Facilities with Restrictions

Under Alternative D, the proposed Zone 2, 4, 5 and 7 (with Restrictions) allocations are consistent with Alternative B. The acreages would not change for the Zone 7 parcels, but Zone 7 (with Restrictions) parcels would be managed differently. Parcel 136 (Zone 6) would allow for developed recreation instead of informal recreation (e.g., a small public park versus a public greenway). The change adds Zone 6 acreage (9.3 acres) but would decrease Zone 3 land by 9.3 acres. Approximately 7.6 percent (357.0 acres) would be allocated as Zone 3. This would be slightly less Zone 3 acreage (0.2 percent and 9.3 acres) than Alternative B due to an expansion of Parcel 136 proposed for Zone 6. Approximately 13.9 percent (651.0 acres) is proposed for allocation to Zone 6. This alternative includes more Zone 6 acreage (0.2 percent and 9.3 acres) to account for potential expansion of an existing recreation area. Under Alternative D, there would no longer be a Zone 8 allocation. Instead, those parcels would be reallocated to either Zone 7 (with Restrictions) or Zone 4, depending on the unique circumstances. Generally speaking, Alternative D would allow limited size individual water-use facilities.

A table listing each parcel under Alternative D including parcel number, zone allocation and acreage is included as Appendix F.

Summarily, note that the changes to Zone 8 parcels are noted in Appendix D (under Alternative B1) due to the changes made under the Zone 7 (with Restrictions) allocation. These Zone 8 changes and the updated water use facility permitting criteria are included as Appendix G. A parcel index for Alternative B1 – the Preferred Alternative is included as Appendix H. Further, a comparison of parcel allocation changes for Alternatives A, B, B1, C and D is included as Appendix I.

Summary of Proposed Allocation Changes

The land use allocations in the 2026 RLMP alternatives are summarized in Table 2.1 below.

Table 2.1 Summary of Land Use Allocations for the Final Tims Ford RLMP

Allocation Designation[1]	Alternative A (No Action)		Alternative B (Proposed RLMP Alternative)		Alternative B1 (Preferred Alternative)		Alternative C (Modified Zone 8)		Alternative D (Individual w/Restrictions)	
	Number of Parcels	Acres	Number of Parcels	Acres	Number of Parcels	Acres	Number of Parcels	Acres	Number of Parcels	Acres
Zone 2 - Project Operations	1	390.5	20	477.6	20	477.6	20	477.6	20	477.6
Zone 3 - Sensitive Resource Management	8	642.6	5	366.3	5	366.3	5	366.3	5	357.0
Zone 4 - Natural Resource Conservation	40	2,462.8	36	2,681.2	35	2,680.3	57	2,715.6	36	2,681.2
Zone 5 - Industrial	3	8.7	1	0.2	1	0.2	1	0.2	1	0.2
Zone 6 - Developed Recreation	17	632.1	18	641.7	18	641.7	18	641.7	18	651.0
Zone 7 - Shoreline Access	39	460.9	80	518.5	81	519.3	33	459.0	81	518.5
Zone 8 - Conservation Partnership	50	66.3	0	---	0	---	26	25.0	0	---

Further descriptions of changes considered for the 2026 RLMP include the following:

- **Zone 8 Parcels**: Under Alternative C, TVA would keep the Zone 8 allocation for some parcels and would reallocate some Zone 8 parcels to Zone 4 if the parcel never met the Zone 8 allocation criteria, updating language regarding conservation easements, and updating the current requirements limiting shoreline development to community facilities. In Alternatives B, B1 and D, the Zone 8 allocation would be removed from the 2026 RLMP.
- **Updating maps based on the 2010 land swap with the State of Tennessee:** In the 2000 RLMP, both TVA and the Tennessee Department of Environment and Conservation (TDEC) lands were planned, since the project was a cooperative project between agencies serving multiple purposes. As those actions associated with the land swap have been completed, only lands owned by TVA would be planned in the proposed 2026 RLMP. Additionally, lands below the 895-foot contour would be planned using TVA's seven zone allocation system
- **Grandfathered Facilities:** In the 2000 RLMP EIS, grandfathered facilities were allowed to remain but could not be expanded. No other TVA reservoirs' grandfathered facilities are managed in this manner. In order to be consistent with the history of the management of these facilities on Tims Ford Reservoir and consistent with similar situations within the Tennessee Valley, TVA proposes to issue a 20-foot-wide access license in conjunction with Section 26a permits to existing grandfathered facilities. This will ensure those facilities comply with and are maintained in accordance with TVA policies, guidance, and Section 26a regulations.
- **Reallocation of Parcels to Zone 6** to support public recreation:
    - TVA proposes to reallocate a 0.1-acre portion of Parcel 59A from Zone 7 to support existing public recreation (entrance to the Taylor Creek Greenway).
    - TVA proposes to reallocate a 0.8-acre portion of Parcel 62 from Zone 3 to support existing backlying public recreation (Estill Springs City Park).
    - TVA proposes to reallocate a 3.1-acre portion of Parcel 75 from Zone 4 to allow for the development of an informal recreation area.
    - TVA proposes to reallocate a 0.1-acre portion of Parcel 84B from Zone 7 and a 0.2-acre portion of Parcel 85 from Zone 4 to support an existing public boat-launching ramp.
    - TVA proposes to reallocate a 5.25-acre portion of Parcel 88 from Zone 4 to allow for the development of informal recreation areas and to support some existing public recreation facilities.
    - TVA proposes to allocate three previously unallocated areas (a total of 3.8 acres), including the land fronting Tims Ford Marina, islands associated with the State Park, and lands adjacent to a portion of Parcel 88 proposed for reallocation to Zone 6.

- **Reallocation of Parcels to Zone 7:**
    - TVA proposes to reallocate a 0.3-acre portion of Parcel 39 from Zone 4, a 0.8-acre portion of Parcel 70 from Zone 3, and a 0.1-acre portion of Parcel 75 from Zone 4 to support an existing, residential development, platted prior to the 2000 RLMP and with a history of shoreline access permitting. This would correct an administrative error in the 2000 RLMP.
    - TVA proposes to reallocate a 0.1-acre portion of Parcel 7A from Zone 5 to support a planned residential development. This would correct an administrative error in the 2000 RLMP.
    - TVA proposes to reallocate a 0.1-acre portion of Parcel 88 from Zone 4, to support an existing residential development, with a previously permitted dock, and immediately adjacent to a Zone 7 parcel (Parcel 89).
    - TVA proposes to reallocate the 1.19-acre Parcel 20 from Zone 4 because the northern portion of the parcel immediately adjoins private property. In the draft RLMP, Parcel 20 was allocated as Zone 4 because it was thought that the road prevented the private property from adjoining TVA property (making the property ineligible for water-use facilities of any kind). Some lot owners may be asked to provide surveys to show that they directly adjoin TVA property to prove eligibility for water-use facilities.
- **Industrial:** TVA proposes to reallocate 0.2 acre from Zone 7 to Zone 5 to correct an administrative error in the 2000 RLMP where a commercial water intake was mapped in the wrong location.
- **Roadway and Transmission Line Rights-of-Way:** On parcels where road or transmission rights-of-way (ROWs) occur and are in use, ROWs would be rezoned from various allocations to Zone 2, consistent with TVA's current lands planning practices. This would be considered a minor allocation change affecting approximately 87.1 acres that is administrative in nature.
- **Sensitive Resource Management and Natural Resource Management Lands:**
    - Four parcels (Parcels 15, 41, 43, and 53) would be reallocated from Zone 3 to Zone 4 and merged with adjacent parcels due to the lack of known sensitive resources located on the parcels. This would affect 317.6 acres.
    - A 45.3-acre portion of Parcel 88 and all of Parcel 88b would be changed from Zone 4 to Zone 3 and merged together due to the presence of sensitive resources on the parcels.
    - Two previously unallocated tracts of land (5.4 acres) are proposed for allocation to Zone 3 due to the presence of sensitive resources. These parcels would be merged with adjacent Zone 3 parcels (Parcel 88 and Parcel 63).
    - Two previously unallocated tracts of land (1.9 acres) are proposed for allocation to Zone 4 and these tracts would be merged with adjacent Zone 4 parcels (Parcel 22 and Parcel 24).

- Parcel 78 (4.0 acres) and Parcel 83 (4.6 acres) are proposed for reallocation from Zone 5 to Zone 4 due to changes in the backlying land use at those locations to residential use and lack of shoreline access land rights for private water-use facilities.
- A portion of Parcel 43 (0.33 acre) is proposed for reallocation from Zone 7 to Zone 4 and added to Parcel 40 to reflect the lack of usable water space. There is not enough water in the cove to construct a water-use facility in the back of the shallow cove. Note that these changes are after the draft RLMP and EA were released and reflect the draft RLMP parcel numbers and zone allocations.

- **Public Works:** A 5.8-acre portion of Parcel 75 associated with an existing public water intake and road ROW is proposed for reallocation from Zone 4 to Zone 2. Additionally, a 2.5-acre portion of Parcel 83 is proposed for reallocation from Zone 5 to Zone 2 due to an existing building easement and current use of the area by TWRA as an operations base. Both proposed reallocations are consistent with current lands planning practices.
- **Other Tims Ford Reservoir Allocation Changes:** TVA would incorporate allocation changes since the 2000 RLMP was completed. The allocation changes were previously approved by the Board or its delegates into the RLMP. TVA has completed NEPA reviews for all previously approved allocation changes.

2.4. Comparison of Alternatives

2.4.1 Zone Allocations by Alternative

Under the proposed alternatives, TVA-managed lands around Tims Ford Reservoir would be zoned as summarized below (Alternatives B, B1 (Preferred), C and D).

Zone 2 (Project Operations) - Zone 2 encompasses TVA-managed land used for TVA operations and public works projects such as roadways, water lines, and transmission lines. Under all action alternatives for the 2026 RLMP, 10.2 percent (477.6 acres) of TVA land on Tims Ford Reservoir would be allocated to Zone 2. The largest parcel allocated as Zone 2 is Tims Ford Dam Reservation which also contains transmission lines, substations, access roads, and public recreational facilities such as ramps, piers, and picnic areas. Under the 2000 RLMP**Error! Bookmark not defined.**, most of the public works projects were not allocated for Zone 2, therefore, this allocation has seen the largest increase by percent.

Zone 3 (Sensitive Resource Management) - Zone 3 lands are managed for protection and enhancement of sensitive resources. Under the action alternatives, approximately 7.8 percent (366.3 acres) under Alternatives B, B1 and C or 7.6 percent (357.0 acres) under Alternative D would be allocated for Zone 3. This is less than the 2000 RLMP (13.7 percent or 642.6 acres) because sensitive resources were not identified in the review of the parcels previously identified with sensitive resources. Under Alternative D, slightly more Zone 3 acreage is proposed for reallocation due to a Zone 3 area proposed for Zone 6 .However, the majority of this Zone 3 acreage proposed for reallocation would be converted to Zone 4 acreage and would still be managed by TVA for the enhancement of natural resources.

Zone 4 (Natural Resource Conservation) - Lands allocated to Zone 4 are managed for the enhancement of natural resources for human use and appreciation. Management of resources is the primary focus of this zone. Appropriate activities on parcels allocated to Zone 4 include hiking, wildlife observation, fishing, hunting, timber management to promote forest health, and camping on undeveloped sites. Under the action alternatives, the largest percentage of the TVA-managed land would be allocated to Zone 4. Under Alternatives B and D, the amount allocated is 57.2 percent or 2,681.2 acres, under Alternative B1 the amount allocated is also 57.2 percent or 2,680.3 acres, and under Alternative C the amount allocated is 58.0 percent or 2,715.6 acres. In addition to the large amount allocated to Zone 4, TWRA also manages a large amount of land adjacent to TVA (Parcel 48) as part of the Owl Hollow Mill Wildlife Management Area.

Zone 5 (Industrial) - Lands allocated as Zone 5 are managed for economic development including businesses in distribution/processing/assembly and light manufacturing. Under the action alternatives, only one parcel, approximately 0.2 acres (less than 1 percent of TVA-managed land) would be allocated to Zone 5 to reflect existing industrial uses.

Zone 6 (Developed Recreation) - Land allocated as Zone 6 is currently used or planned for recreational purposes, such as boat-launching ramps, campgrounds, marinas, or parks. Under the 2026 RLMP for Alternatives B, B1 and C, approximately 13.7 percent (641.7 acres) would be allocated to Zone 6. Under Alternative D, 13.9 percent (651.0 acres) is proposed for allocation to Zone 6. The difference in Alternative D is that one of the existing recreation areas is proposed for expansion based on a previous inquiry. Under all alternatives, the vast majority of the acreage represents tracts of land that are already in use or committed to use as recreational lands.

Zone 7 (Shoreline Access) - Lands allocated to Zone 7 are TVA-owned lands where approvals for private water-use facilities are considered. Requests are considered on parcels in this zone where such use was previously considered, and/or where the backlying landowner has deeded access rights, and the proposed use would not conflict with public interests. On Tims Ford Reservoir, TERDA permitting history is taken into account as well, but TVA must have appropriate documentation. Approximately 11.1 percent (518.5 acres) for Alternatives B and D of TVA land around Tims Ford Reservoir would be allocated to Zone 7. Under Alternative B1, 11 percent (519.3 acres) and under Alternative C, 9.8 percent (459.7 acres) would be allocated to Zone 7.

Zone 8 (Conservation Partnership). Under the 2000 RLMP, lands allocated to Zone 8 are managed in partnership with backlying owners to create a larger vegetative buffer on private land in exchange for a community water-use facility. The Zone 8 allocation is unique to Tims Ford Reservoir. Under Alternatives B, B1 and D, there would no longer be a Zone 8 allocation. Rather those parcels would be reallocated to either Zone 7 (with an orange line indicating additional restrictions) or Zone 4, depending on the unique circumstances. Under Alternative C, Zone 8 parcels would be modified in their criteria, but would remain as part of the Tims Ford RLMP. Appendix G includes details of the Zone 7 restrictions.

See Table 2.2 Comparison of Zone Allocations by Alternative below for a comparison of acreages and percentages of zone allocations by alternative.

Table 2.2 Comparison of Zone Allocations by Alternative

Zone	Alternative A*		Alternative B			Alternative B1			Alternative C			Alternative D		
	Acres	%	Acres	Acreage Change	%	Acres	Acreage Change	%	Acres	Acreage Change	%	Acres	Acreage Change	%
2	390.5	8.3	477.6	+87.1	10.2	477.6	+87.1	10.2	477.6	+87.1	10.2	477.6	+87.1	10.2
3	642.6	13.7	366.3	-276.3	7.8	366.3	-276.3	7.8	366.3	-276.3	7.8	357.0	-285.6	7.6
4	2,462.8	52.6	2,681.2	+218.4	57.2	2,680.3	+217.5	57.2	2,715.6	+252.8	58.0	2,681.2	+218.4	57.2
5	8.7	0.2	0.2	-8.5	0.0	0.2	-8.5	0.0	0.2	-8.5	0.0	0.2	-8.5	0.0
6	632.1	13.5	641.7	+9.6	13.7	641.7	+9.6	13.7	641.7	+9.6	13.7	651.0	+18.9	13.9
7	460.9	9.8	518.5	+57.6	11.1	519.3	+58.4	11.1	459.7	-1.2	9.8	518.5	+57.6	11.1
8[2]	66.3	1.4	0	-66.3	0	0	-66.3	0	24.3	-42.0	0.5	0	-66.3	0
Not Allocated	21.5	0.5	0	-21.5	0	0	-21.5	0	0	-21.5	0	0	-21.5	0

*Includes approved allocation changes since the 2000 RLMP was completed

2.4.2 Comparison of Environmental Effects by Alternative

Summarized in Table 2.3 below are the potential environmental effects of each alternative considered in this EA. These summaries are derived from the information and analyses provided in Chapter 3 (Affected Environment and Environmental Effects).

Table 2.3 Summary and Comparison of Alternatives by Resource Area

Resource Area	Impacts from Alternative A (No Action)	Impacts from Alternative B	Impacts from Alternative B1 (Preferred)	Impacts from Alternative C	Impacts from Alternative D
Prime Farmland	No change in current management. Approximately 44.2% of farmland on TVA parcels would be unavailable for agricultural use.	Minor effects, with a slight increase (16.2 acres in total) in lands that would be unavailable for agricultural use compared to Alternative A. There would be an increase in farmland allocated under Zones 3 and 4 by 3.1%, with 47.2% of farmland on TVA parcels unavailable.	Minor effects with approximately 47.2% of farmlands on TVA parcels unavailable for agricultural use, which is the same as Alternative B.	Like Alternative B, minor effects with approximately 47.2% of farmlands on TVA parcels unavailable for agricultural use.	Minor effects , the same as Alternative B, approximately 47.2% of farmlands on TVA parcels would be unavailable for agricultural use.
Recreation	No change to current management, with 79.7% of TVA-managed lands allocated as Zones 3, 4 or 6, which are allocations most likely to support public recreational opportunities.	Slight decrease in allocations providing recreational opportunities (78.7%), primarily due to allocations that reflect existing infrastructure (ROWs). Generally, minor beneficial impacts on dispersed recreation and moderate beneficial impacts on developed recreation.	Same as Alternative B, generally, minor beneficial impacts on dispersed recreation and moderate beneficial impacts on developed recreation anticipated.	Slight increase compared to Alternative B, with 79.4% of lands with allocations most likely to support public recreational opportunities and the same minor impacts as Alternative B.	Same effects as Alternative B, with 78.7% of lands with allocations most likely to support public recreational opportunities.

Resource Area	Impacts from Alternative A (No Action)	Impacts from Alternative B	Impacts from Alternative B1 (Preferred)	Impacts from Alternative C	Impacts from Alternative D
Terrestrial & Aquatic Ecology	No change to current management, with 66.2% of TVA-managed lands allocated as Zones 3 and 4, which are allocations that best support terrestrial and aquatic ecology.	Negligible effects compared to Alternative A with 57.9 fewer acres of TVA-managed lands allocated as Zones 3 and 4. Protection of species would continue and site-specific NEPA reviews would ensure impacts addressed.	Same effects as Alternative B, with the same Zone 3 acres and 0.87 fewer acres of Zone 4 property compared to Alternative B. Negligible effects compared to Alternative A.	Similar effects as Alternative B, with 34.7 more acres allocated as Zones 3 and 4, (compared to Alternative B). Negligible effects compared to Alternative A.	Similar effects as Alternative B, with 44.0 fewer acres allocated as Zones 3 and 4, (compared to Alternative B). Negligible effects compared to Alternative A.
Threatened & Endangered Species	No change to current management, with no effects to federally and state-listed species.	State-listed plants and two bat species are known from reservoir lands and structures. The small decrease (57.9 acres) in land allocated to Zones 3 and 4 would result in minor potential impacts to plants and animals. Proposed change from Zone 3 to Zone 2 for existing ROWs is not expected to have adverse effects because the land use/ management is not changing. Protection of	Similar effects as Alternative B, except there would be a small decrease (58.8 acres compared to Alternative A and 0.87 acres compared to Alternative B) in land allocated to Zones 3 and 4. Proposed change from Zone 3 to Zone 2 for existing ROWs is not expected to have adverse effects to species because the land use/management is not changing. Protection of species would continue	Similar effects as Alternative B, except there would be a small increase (34.7 acres) in land allocated to Zones 3 and 4. Proposed change from Zone 3 to Zone 2 for existing ROWs is not expected to have adverse effects to species because the land use/management is not changing. Protection of species would continue and site-specific NEPA reviews would ensure impacts are addressed.	Similar effects as Alternative B including a small decrease (44 acres) in land allocated to Zones 3 and 4. Proposed change from Zone 3 to Zone 2 for existing ROWs is not expected to have adverse effects to species because the land use/management is not changing. Protection of species would continue and site-specific NEPA

Resource Area	Impacts from Alternative A (No Action)	Impacts from Alternative B	Impacts from Alternative B1 (Preferred)	Impacts from Alternative C	Impacts from Alternative D
		species would continue and site-specific NEPA reviews would ensure impacts are addressed.	and site-specific NEPA reviews would ensure impacts are addressed.		reviews would ensure impacts are addressed.
Water Quality	Continued management, with impacts the same as those discussed in the 2000 EIS. The potential for impacts are associated with proposed future uses and activities.	Negligible change in the potential for impacts compared to Alternative A. Changes from protective zones to development zones increasing potential impacts, although many proposed changes reflect existing ROWs.	Similar to Alternative B with negligible changes from protective zones to development zones increasing potential impacts, although many proposed changes reflect existing ROWs.	Similar to Alternative B with fewer changes from protective zones to development zones decreasing potential impacts. Many proposed changes reflect existing land uses and ROWs.	Similar to Alternative B with fewer changes from protective zones to development zones decreasing potential impacts. Many proposed changes reflect existing land uses and ROWs.
Wetlands	No change in management would provide a continued level of wetland conservation with 66% of TVA-managed lands allocated to zones (Zones 3 and 4) with the least potential for development.	Similar to Alternative A, with slightly fewer lands (65%) allocated to Zones 3 or 4. Changes from protective zones (Zones 3 and 4) to development zones (Zones 2, 6, and 7) increase potential impacts. However, impacts would be minor as the allocation changes reflect existing land uses including road	Same minor impacts as Alternative B as the allocation changes reflect existing land uses including road and transmission line ROWs. Future site-specific reviews would address potential future impacts.	Similar to Alternative B, with slightly more lands (65.7%) allocated to Zones 3 or 4. Changes from protective zones (Zones 3 and 4) to development zones (Zones 2, 6, and 7) increase potential impacts. However, impacts would be minor as the allocation changes reflect existing	Similar to Alternative B, with slightly less lands (64.8%) allocated to Zones 3 or 4. Changes from protective zones (Zones 3 and 4) to development zones (Zones 2, 6, and 7) increase potential impacts. The proposed allocation changes correct mapping

Resource Area	Impacts from Alternative A (No Action)	Impacts from Alternative B	Impacts from Alternative B1 (Preferred)	Impacts from Alternative C	Impacts from Alternative D
		and transmission line ROWs. Future site-specific reviews would address potential future impacts.		land uses including road and transmission line ROWs. Future site-specific reviews would address potential future impacts.	errors, align with existing land use, or reflect road and transmission line ROWs. Future site-specific reviews would address potential future impacts.
Floodplains	No change to current management.	Overall impacts to floodplains would be minor and insignificant relative to floodplains and their natural and beneficial values.	Same minor and insignificant impacts to floodplains and their natural and beneficial values as Alternative B.	Impacts to floodplains minor and insignificant relative to floodplains and their natural and beneficial values.	Impacts to floodplains minor and insignificant relative to floodplains and their natural and beneficial values.
Air Quality	No change in management. Approximately 23% of lands would continue to be allocated to zones with greatest potential for adverse air impacts (Zones 2, 5 and 6).	Similar effects as under Alternative A. Approximately 23.8% of lands would be allocated to zones with greatest potential for air impacts (Zones 2, 5 and 6).	Similar effects as under Alternatives A and B. Approximately 23.8% of lands would be allocated to zones with greatest potential for air impacts (Zones 2, 5 and 6).	Similar effects as under Alternatives A and B. Approximately 23.8% of lands would be allocated to zones with greatest potential for air impacts (Zones 2, 5 and 6).	Similar effects as under Alternatives A, B, and C. Approximately 24% of lands would be allocated to zones with greatest potential for air impacts (Zones 2, 5 and 6).
Cultural & Historic Resources	No change to current management, with	Similar to Alternative A, with fewer lands (65%) allocated to Zones 3 or	Similar to Alternative A with fewer lands (65%) allocated to Zones 3 or	Similar to Alternative B, with more lands (65.7%) allocated to Zones 3 or	Similar to Alternative B, with less lands (64.8%) allocated to

Resource Area	Impacts from Alternative A (No Action)	Impacts from Alternative B	Impacts from Alternative B1 (Preferred)	Impacts from Alternative C	Impacts from Alternative D
	66% of TVA-managed lands allocated to zones (Zones 3 and 4) with the least potential for development.	4. Protection of cultural resources would continue and site-specific NEPA reviews would address potential impacts.	4, and Alternative B with 0.87 fewer acres allocated to Zone 4. Protection of cultural resources would continue and site-specific NEPA reviews would occur.	4. Future site-specific reviews would address potential future impacts. Protection of cultural resources would continue.	Zones 3 or 4. Future site-specific reviews would address potential future impacts. Protection of cultural resources would continue.
Natural Areas	No change to current management.	Minor effects as most proposed allocation changes would reflect existing land uses.	Like Alternative B, most proposed allocation changes would reflect existing land uses.	Similar to Alternative B. Most proposed allocation changes would reflect existing land uses.	Similar to Alternative B. Most proposed allocation changes would reflect existing land uses.
Visual Resources	No change to current management.	Similar to Alternative A. Minor localized effects where new allocations could allow for development.	Same as Alternative B with minor localized effects where new allocations could allow for development.	Similar to Alternative B, with about the same parcels that would be identified for potential development.	Similar to Alternative B, except one small parcel would be identified for potential development.
Socioeconomics	No change in management. Approximately 24.9% of lands would continue to be allocated to Zones 5 6, 7 and 8.	No measurable effects compared to Alternative A. Approximately 24.7% of lands would be allocated to zones (Zones 5, 6 and 7) with greatest potential for development.	No measurable effects compared to Alternative B. Approximately 24.7% of land would be allocated to zones (Zones 5, 6 and 7) with greatest potential for development.	No measurable effects compared to Alternative B. Approximately 24.0% of lands would be allocated to zones (Zones 5, 6, 7 and 8) with greatest development potential.	Minor beneficial effects compared to Alternative B. Approximately 24.9% of lands would be allocated to zones with greatest potential for development.

2.4.3 Consistency with the Comprehensive Valleywide Land Plan

The revision of an RLMP must be consistent with TVA's Comprehensive Valleywide Land Plan (CVLP) target allocation ranges. Table 2.4 below shows the CVLP target ranges, the current allocation percentages for the 293,000 acres of TVA-managed public land, and the adjusted allocation percentages with the proposed 2026 RLMP revision. The proposed allocation changes would result in minor changes to the allocation percentages for the 293,000 acres of TVA-managed public land.

Table 2.4 CVLP Allocation Range Comparisons for Draft Tims Ford RLMP[1]

Allocation Designation		Current Valleywide Allocation (Percent)	2017 CVLP Range (Percent)	Alt B	Alt B1	Alt C	Alt D
Zone 2	Project Operations	8.7	7 to 10	8.7	8.7	8.7	8.7
Zone 3	Sensitive Resource Management	16.1	14 to 18	16.0	16.0	16.0	16.0
Zone 4	Natural Resource Conservation	60.0	56 to 63	60.0	60.0	60.0	60.0
Zone 5	Industrial	1.6	1 to 3	1.6	1.6	1.6	1.6
Zone 6	Developed Recreation	8.5	8 to 10	8.6	8.6	8.6	8.6
Zone 7	Shoreline Access	5.2	5 to 6	5.2	5.2	5.2	5.2

[1] Zone 8s are currently unaccounted for in the CVLP but would not have a measurable impact.

The proposed changes to the 2000 RLMP would result in minor fluctuations to the current valley wide allocation percentages, but the allocations would remain within the 2017 Board-approved CVLP allocation ranges. In conclusion, the analysis conducted during the development of the 2026 RLMP supports the CVLP.

2.5. Identification of Mitigation Measures (Routine)

TVA's analysis of the alternatives includes routine mitigation that would reduce or avoid adverse effects. Mitigation measures are actions that could be taken to avoid, minimize, reduce or compensate for adverse impacts to the environment. In considering requests of TVA-managed lands allocated under the RLMP, TVA would implement the following routine commitments and routine mitigation measures. TVA has not identified any non-routine mitigation measures for this EA.

- Prior to approving any use of land on the reservoir, TVA would conduct an appropriate level of site-specific environmental review to determine the potential environmental effects of the proposed use.
- As necessary, based on the findings of any site-specific environmental review, TVA may require the implementation of appropriate mitigative measures, including best management practices (BMPs; e.g. Section 26a General and Standard Conditions/BMPs) as a condition of approval for land use on TVA-managed land.

- Any future development of lands potentially supporting use by sensitive species will be coordinated with both state and federal agencies, as appropriate.
- Consistent with EO 13751 (Safeguarding the Nation from the Impacts of Invasive Species), disturbed areas would be revegetated with native or non-native, non-invasive plant species to avoid the introduction or spread of invasive species.
- TVA will comply with the Programmatic Agreement (PA) executed in January 2020 in consultation with the Advisory Council on Historic Preservation, seven SHPOs (including the Tennessee SHPO), and 21 federally recognized Indian Tribes, to address a suite of activities. The PA addresses TVA's compliance with Section 106 of the National Historical Preservation Act when implementing the various land plan activities.
- TVA will comply with TVA's ESA Section 7 Programmatic Bat Consultation, first completed in 2018 and most recently revised in 2024 in coordination with the seven USFWS state ecological service offices for federally listed bats and 96 routine activities.

2.6. Preferred Alternative

TVA prefers Alternative B1 as its 2026 RLMP alternative. The 2026 RLMP alternative incorporates numerous updates to the 2000 RLMP to reflect actual uses of parcels as well as the presence of known or potential sensitive resources, and/or existing land rights or restrictions for parcels. In addition, Alternative B1 allows TVA to respond to several proposals provided to TVA and supported by the local stakeholders.

CHAPTER 3 – AFFECTED ENVIRONMENT AND ENVIRONMENTAL EFFECTS

This chapter contains a description of the current conditions of various resources in the area of Tims Ford Reservoir that could be affected by implementation of the proposed RLMP. Potential environmental effects of Alternatives A, B, B1, C and D on each of the identified resources are also analyzed in this chapter. TVA will analyze foreseeable impacts associated with each plan alternative. Direct impacts are effects caused by a proposed action that occur at the same time and place (on site), whereas indirect impacts are effects caused by a proposed action but are

The analyses of potential environmental consequences in this chapter were based upon the assumption that any activity allowed under a particular zone would occur at the greatest allowable intensity on the entire extent of the parcel. For example, on a 0.3-acre parcel allocated to Zone 5 (Industrial), it was assumed the entire parcel would be cleared of vegetation and developed to support an industrial facility. Activities on Zone 2, Zone 6 (Developed Recreation), and Zone 7 (Shoreline Access) may include development, construction, and landscaping, but some areas of a parcel may be left in a relatively natural state. Therefore, the analysis was based upon the assumption that the potential for altering the existing conditions of a parcel is greatest under Zone 5 (Industrial), moderate under Zone 2, Zone 6, and Zone 7, minor under Zone 4 (Natural Resource Conservation), and the least under Zone 3 (Sensitive Resource Management).

Future projects, planned in detail, will be evaluated to determine site specific environmental impacts, and potential impacts to sensitive resources would be identified and avoided or minimized as appropriate and in a manner consistent with applicable laws and regulations.

3.1. Prime Farmlands

3.1.1 Affected Environment

Prime farmland, as defined by the U.S. Department of Agriculture (USDA), is land that has the best combination of physical and chemical characteristics for the production of food, feed, forage, fiber, and oil seed crops. In addition, prime farmland could be available for use as pasture, range land, forest land, or other land, but cannot be urban or build-up areas. It has soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed according to acceptable farming methods.

On Tims Ford Reservoir, there are approximately 520 acres (11 percent) of prime farmland on TVA-managed lands. These prime farmlands are within 21 separate soil map units. These prime farmland soils are of the Baxter, Cumberland Etowah mixtures, Decatur, Dewey, Dickson, Emory, Fullerton, Greendale, Hermitage, Holston, Humphreys, Huntington, and Lindside soil series. The most frequently occurring classification is the undulating phase of the Baxter series.

The amount of prime farmland that could be impacted by land use allocations was determined by measuring acreage of the various soils within the prime farmland category. The soils database is available from the TVA Geographic Information Services, Norris, Tennessee, and from the published U.S. Department of Agriculture-Natural Resources

Conservation Service (NRCS) (formerly Soil Conservation Service) Soil Survey Reports of Franklin County (1958) and Moore County (1981).

3.1.2 Environmental Effects

As described below, because TVA is considering changes to only approximately 11 percent of public lands managed on Tims Ford Reservoir, there would be minor differences between the potential effects on prime farmland across the alternatives. For instance, the percentage of prime farmland across the four alternatives that would be allocated under Zones 3 and 4 (in which agriculture use may occur) would differ by no more than 3.1 percent. See Table 3.1 below.

Table 3.1 Percent of Prime Farmland Allocated by Alternative

	Alternative A		Alternatives B and B1		Alternative C		Alternative D	
Zone	Prime Farmland Acres	% of Prime Farmland	Prime Farmland Acres	% of Prime Farmland	Prime Farmland Acres	% of Prime Farmland	Prime Farmland Acres	% of Prime Farmland
2	0	0%	16.6	3.1%	16.6	3.1%	16.6	3.1%
3	109.0	20.9%	36.0	6.9%	36.0	6.9%	36.0	6.9%
4	182.0	35.0%	239.0	45.9%	239.0	45.9%	239.0	45.9%
5	13.0	2.5%	13.0	2.5%	13.0	2.5%	13.0	2.5%
6	146.0	28.1%	146.0	28.1%	146.0	28.1%	146.0	28.1%
7	71.0	13.6%	70.6	13.5%	70.6	13.5%	70.6	13.5%

3.1.2.1 Alternative A - No Action Alternative

As shown in Table 3.1, 44.2 percent (230.0 acres) of the total prime farmland soils on TVA-managed lands are unavailable for agricultural use under Alternative A (those classified as Zones 2, 5, 6 and 7). This alternative would result in no change to the presently minor amount of prime farmland unavailable within Franklin and Moore counties or to trends in farmland conversion occurring in the area.

3.1.2.2 Alternatives B and B1 – Proposed RLMP Alternatives (B1 Preferred)

As shown in Table 3.1, 47.2 percent (246.2 acres) of the total prime farmland soils on TVA-managed lands would be unavailable for agricultural use (those classified as Zone 2, Zone 5 (Industrial), Zone 6 and Zone 7). This represents a slight, insignificant increase in the amount of prime farmland that would be available in Franklin and Moore counties when compared to Alternative A. The increase in prime farmlands allocated to Zone 2 can be attributed to existing roadway and transmission line infrastructure proposed as Zone 2. Prime farmland allocated to Zones 5 and 6 would not change and Zone 7 would slightly decrease. Compared to Alternative A, the total allocation of prime farmlands under Zones 3 and 4 would increase by 3.1 percent. Permissible private water use-facilities developed in Zone 7 parcels would not affect the suitability of those parcels as prime farmland, although the parcel would not be used for agriculture.

3.1.2.3 Alternative C - Modified Zone 8 (Conservation Partnership)

As shown in Table 3.1, similar to Alternatives B and B1, 47.2 percent (246.2 acres) of the total prime farmland soils on TVA-managed lands would be unavailable for agricultural use under Alternative C. Because only minor differences between Alternatives B, B1 and C are proposed, the effects under this alternative would be similar to those under Alternatives B and B1. The total allocation of prime farmlands under Zones 3 and 4 under Alternative C would be the same as Alternatives B and B1.

3.1.2.4 Alternative D - Individual Water-Use Facilities with Restrictions

As shown in Table 3.1, similar to Alternatives B and B1, 47.2 percent (246.2 acres) of the total prime farmland soils on TVA-managed lands would be unavailable for agricultural use under Alternative D. Because only minor differences between Alternatives B, B1 and D are proposed, the effects under this alternative would be similar to those under Alternatives B and B1. The total allocation of prime farmlands under Zones 3 and 4 would be the same as Alternatives B and B1.

3.2. Recreation

3.2.1 Affected Environment

Tims Ford Reservoir waterways and reservoir property are popular for recreation use including boating, swimming, fishing, camping, nature observation, and hiking. Tims Ford Reservoir offers a range of public and commercial recreation amenities including boat-launching ramps, picnic and swimming facilities, informal and full-service campgrounds, marinas with restaurants and fuel services, and nature trails. Some developed recreation improvements have occurred since publication of the 2000 EIS including additional picnicking and swimming areas, improvement and expansion of campgrounds, new marinas, and parks. Table 2-1 in the 2026 RLMP includes developed recreation areas around Tims Ford Reservoir.

3.2.2 Environmental Effects

3.2.2.1 Alternative A – No Action Alternative

Under Alternative A, TVA would continue to manage parcels on Tims Ford Reservoir according to the 2000 RLMP, with more than 79.7 percent of lands allocated as Zone 3, Zone 4, and Zone 6; the zones most likely to provide recreational opportunities. Other undeveloped lands managed by TVA that are allocated for other uses would continue to provide dispersed recreational opportunities.

3.2.2.2 Alternatives B and B1 – Proposed RLMP Alternatives (B1 Preferred)

Under these alternatives, selected parcels would be reallocated to align with land use changes that have occurred since the 2000 RLMP was completed as well as new prospects for developed and dispersed recreation opportunities. Alternative B provides additional Zone 4 acreage for dispersed recreation use. Under Alternative B1, there would be 0.87 acre less of Zone 4 property compared to Alternative B. Allocations for other zones are the same as Alternative B. Alternatives B and B1 also include changes to Zone 6 for three existing recreation areas not previously allocated for recreational use, and one area

currently used by the public for informal recreational use that TVA is proposing as a possibility for development by a public entity.

Allocation changes to Zone 6 to support public recreation include reallocating a 0.1-acre portion of Parcel 59A from Zone 7 for existing public recreation (entrance to the Taylor Creek Greenway). Under Alternatives B and B1, TVA proposes to reallocate a 0.8-acre portion of Parcel 62 from Zone 3 to Zone 6 to support existing backlying public recreation (Estill Springs City Park). TVA also proposes to reallocate a 3.1-acre portion of Parcel 75 from Zone 4 to Zone 6 to allow for the potential development of an informal recreation area, and to reallocate a 0.1-acre portion of Parcel 84B from Zone 7, and a 0.2-acre portion of Parcel 85 from Zone 4 to support an existing public boat-launching ramp. Under Alternatives B and B1, a 15.1-acre portion of Parcel 88 is proposed to change from Zone 4 to allow for the development of informal recreation areas and to support some existing public recreation facilities.

Overall, these alternatives maintain a reasonable balance between meeting needs for dispersed and developed recreation. Under Alternative B, the acreage allocated to Zones 3 and 4 would total 3,047.8 acres compared to 3,046.3 acres under Alternative B1 and 3,105.4 acres under Alternative A. This small reduction should have no impact on dispersed recreation opportunities. Lands allocated to Zone 6 would increase from 632.1 acres under Alternative A to 641.7 acres under Alternatives B and B1. This increase would reflect current conditions and stakeholder input and would result in potential minor beneficial impacts on developed recreation.

Overall, these alternatives meet present and long term (next 10 to 20 years) dispersed and developed recreational needs and represent minor recreation benefits compared to Alternative A.

3.2.2.3 Alternative C - Modified Zone 8 (Conservation Partnership)

In comparison to Alternatives B and B1, implementation of Alternative C would result in a relatively small increase in lands allocated to Zone 4, and like Alternatives B and B1 no change in parcels allocated to Zones 3 and 6. Under Alternative B, lands allocated to Zone 4 would increase from 2,681.2 acres to 2,715.6 acres, an increase of 34.4 acres. Under Alternative B1, there would be 0.87 acre less of Zone 4 property compared to Alternative B. The small increase in land allocated to Zone 4 would result in minor benefits to dispersed recreation and would result in minor beneficial impacts on dispersed recreation opportunities.

3.2.2.4 Alternative D - Individual Water-Use Facilities with Restrictions

In comparison to Alternatives B and B1, implementation of Alternative D would result in a small increase (13.9 acres) in lands allocated to Zone 6. Like Alternative B, there would be no change in parcels allocated to Zone 4 and slightly more Zone 4 (0.87 acre) lands compared to Alternative B1. There would be slightly less Zone 3 acreage (0.2 percent and 9.3 acres) than Alternative B and B1 due to an expansion of Parcel 136 proposed for Zone 6. The small increase in land allocated to Zone 6 would result in minor benefits to

developed recreation and would result in minor beneficial impacts on developed recreation opportunities.

3.3. Terrestrial Ecology

3.3.1 Affected Environment

Vegetation

The land associated with the Tims Ford Reservoir occurs in the Highland Rim and Nashville Basin sections of the Interior Low Plateau Province (Griffith et al. 1998). Within this area, the landscape typically contains forests comprised of oaks, hickories, maples, and elms. Species composition varies greatly because of differences in relief, soil fertility, moisture, and history of human disturbance. Today, substantial portions of the landscape have been converted to agricultural, commercial, or residential land use. Approximately 90 percent of the shoreline on Tims Ford Reservoir is forested.

The 2000 EIS and current aerial photography indicate that a variety of land-use patterns occur around the shoreline including public and private residential developments, developed recreational sites, one state park, unmanaged forest land, and managed agricultural land. Narrow bands of hardwoods occur within drainages, in small woodlots, and along fence rows, but no large contiguous forested tracts occur in proximity to the reservoir.

Bottomland hardwoods and wetlands are both uncommon on Tims Ford Reservoir, occurring primarily within Parcel 97 (Zone 3). This parcel has been identified as one of the most ecologically significant areas on the reservoir. Many of the steep rocky shoreline areas are dominated by smooth alder, mountain laurel, ninebark and Sweet William itea.

EO 13112 (Invasive Species) directed federal agencies to prevent the introduction of invasive species (both plants and animals), control their populations, restore invaded ecosystems and take other related actions. EO 13751 (Safeguarding the Nation from the Impacts of Invasive Species) amends EO 13112 and directs actions by federal agencies to continue coordinated federal prevention and control efforts related to invasive species. Some invasive plants have been introduced accidentally, but most were brought here as ornamentals or for livestock forage. No federal-noxious weeds that are included on the U.S. Department of Agriculture's Federal Noxious Weed List (U.S. Department of Agriculture 2025) are known from these parcels, but many common non-native invasive plant species occur on Tims Ford Reservoir and are considered a threat in Tennessee (Tennessee Invasive Plant Council Plant Council 2025).

Wildlife

Habitat across the Tims Ford Reservoir lands vary from mowed lawns to herbaceous and shrubby ROWs to mixed forests to riparian habitat. Terrestrial animal species and their habitats known from Tims Ford Reservoir lands are incorporated by reference from the 2000 EIS (TVA 2000a, Appendix H). The diversity of ecological communities and topography attributes to a diversity of plant and animal life on TVA-managed Tims Ford Reservoir lands.

Birds commonly found in the Tims Ford Reservoir area throughout the year include the brown thrasher, Canada goose, common loon, eastern bluebird, eastern wild turkey, mallard, northern cardinal, northern mockingbird, song sparrow and various woodpeckers. Neotropical migrant birds include indigo bunting, red-eyed vireo, yellow-billed cuckoo and yellow-throated warbler (National Geographic 2002).

Mammals that may be found in the Tims Ford Reservoir area include common mole, common raccoon, eastern cottontail rabbit, gray fox, gray squirrel, groundhog, Virginia opossum, white-footed mouse, white-tailed deer and woodchuck (Whitaker 1996). Eastern box turtles, five-lined skink, and gray ratsnake are common reptile species utilizing these habitats (Powell et al. 2016).

Review of the USFWS Information for Planning and Consultation (IPaC) website in June 2025 (USFWS 2025) resulted in the identification of 15 migratory birds of conservation concern that may occur in the study area including bald eagle, black-billed cuckoo, bobolink, brown-headed nuthatch, cerulean warbler, chimney swift, eastern whip-poor-will, field sparrow, grasshopper sparrow, Kentucky warbler, least tern, lesser yellowlegs, prairie warbler, prothonotary warbler, red-headed woodpecker, rusty blackbird, and wood thrush (Appendix H). Suitable habitat for all of these species exists on one or several TVA parcels. See Section 3.5 Threatened and Endangered Species for discussion of habitat requirements and potential impacts to federally protected bald eagle.

A search of the TVA Regional Natural Heritage database in May 2025 indicated that five caves are located within 3 miles of Tims Ford Reservoir, and three caves are adjacent to TVA parcels. Waterfowl management areas found on and around Tims Ford Reservoir are incorporated by reference from the 2000 RLMP (TVA 2000a, Appendix H).

3.3.2 Environmental Effects

3.3.2.1 Alternative A – No Action Alternative

Vegetation

Adoption of the No Action Alternative would result in no appreciable changes to plant communities on Tims Ford Reservoir lands compared to the current state. All natural plant habitats within the study area, including extensive stands of common forest types and relatively rare natural grasslands, would continue to change over time. However, any shift in plant species composition would be related to natural ecological processes and not adoption of the No Action Alternative.

Wildlife

Under the No Action Alternative, TVA would continue to manage these parcels consistent with allocations in the 2000 RLMP. Current communities of terrestrial animals and their habitats would either not be affected under the No Action Alternative or, should parcels be proposed for use, would be addressed in a separate, site-specific NEPA review.

3.3.2.2 Alternatives B and B1 – Proposed RLMP Alternatives (B1 Preferred)

Vegetation

Under Alternative B, the acreage allocated to Zones 3 and 4 total 3,047.8 acres compared to 3,105.4 acres under Alternative A. Under Alternative B1, there is no change to Zone 3 allocations and the acreage allocated to Zone 4 is reduced by 0.87-acre. These small reductions should have no impact on vegetation or wildlife. If the parcel allocations for lands allocated as Zone 2, Zone 5, Zone 6 or Zone 7 proposed under Alternative B and B1 result in development that requires removal of some forested habitat, large tracts of similar habitat would still exist on reservoir lands and elsewhere in the region.

Wildlife

Under Alternatives B and B1, the majority of wildlife habitats (including caves) would continue to be allocated as either Zone 3 or Zone 4 where habitats typically remain unchanged. Any potential impacts to wildlife on all parcels would have separate environmental reviews to assess specific impacts of any proposed actions. Appropriate avoidance and minimization measures would be put in place for proposed land uses including actions that fall within 660 feet of osprey nests or wading bird colonies. Overall, proposed zone allocations under Alternatives B and B1 would not be significantly different when compared to Alternative A, the No Action Alternative.

Adoption of Alternative B or B1 would not result in significant impacts to the terrestrial ecology of the region. Any land use request would be subject to a site-specific NEPA review, which would identify unique or important resources potentially present on that site.

3.3.2.3 Alternative C - Modified Zone 8 (Conservation Partnership)

Vegetation

Adoption of Alternative C would have comparable impacts to those described for Alternatives B and B1. Under Alternative C, approximately 58.0 percent would be allocated as Zone 4. This would be more (0.8 percent) than Alternatives B and B1 because more Zone 8 parcels would be reallocated to Zone 4 than under Alternatives B and D. Approximately 9.8 percent would be allocated as Zone 7 (with Restrictions), and this would be 1.3 percent less than Alternatives B and B1. Approximately 0.5 percent would be allocated to Zone 8.

Wildlife

Impacts to terrestrial animals under Alternative C would be substantially the same as Alternatives B and B1 except that fewer parcels would be identified for potential new development under Alternatives B and B1. Impacts to terrestrial animal species would be slightly less under Alternative C due to Parcel 3 remaining in the Zone 4 allocation rather than being reallocated for another use. However, overall proposed zone allocations under Alternative C would not be significantly different when compared to Alternatives B and B1 or the No Action Alternative.

Adoption of Alternative C would not result in significant impacts to the terrestrial ecology of the region. Any land use request would be subject to a site-specific NEPA review, which would identify unique or important resources potentially present on that site.

3.3.2.4 Alternative D - Individual Water-Use Facilities with Restrictions

Vegetation

In comparison to Alternatives B and B1, implementation of Alternative D would have comparable impacts to those described for Alternatives B and B1. Adoption of Alternative D would not result in significant impacts to vegetation. Any land use request would be subject to a site-specific NEPA review, which would identify unique or important resources potentially present on that site.

Wildlife

Impacts to terrestrial animals under Alternative D would be substantially the same as Alternatives B and B1 except that fewer parcels would be identified for potential new development under Alternative B and B1. Adoption of Alternative D would not result in significant impacts to the terrestrial ecology of the region. Any land use request would be subject to a site-specific NEPA review, which would identify unique or important resources potentially present on that site.

3.4. Aquatic Ecology

3.4.1 Affected Environment

Aquatic habitat in the littoral (near shore) zone is greatly influenced by underwater topography and backlying land use. Underwater topography at Tims Ford Reservoir varies from moderately steep, with scattered small bluffs near the river channel, to typically shallower in embayments, coves, and areas further from the river channel and tributary stream channels. Undeveloped shoreline is mostly wooded, and fallen trees and brush provide woody cover in those areas. The cold-water discharges from Tims Ford Dam allow a trout fishery to be maintained by TWRA in the tailwaters below the dam.

Tims Ford Reservoir's primary hydrologic unit code (HUC) watershed is 06030003, the Upper Elk River watershed. This watershed covers an area of approximately 1,275 square miles and includes parts of eight middle Tennessee counties. The Elk River is a vital part of this watershed and Tims Ford Dam plays a role in managing water resources within it.

Rock is an important constituent of littoral aquatic habitat over much of the reservoir, in either the form of bedrock outcrops or a mixture of rubble and cobble on steeper shorelines or gravel along shallower shorelines. Substrate and available aquatic habitat in coves and embayments also typically correspond to shoreline topography and vegetation. In areas characterized by residential development, habitat includes man-made features such as shoreline stabilization structures (e.g., seawalls or riprap) and docks. Fallen trees are less numerous in residential areas.

TVA began a program to systematically monitor the ecological conditions of its reservoirs in 1990. Previously, reservoir studies had been confined to assessments to meet specific needs as they arose. Reservoir (and stream) monitoring programs were combined with TVA's fish tissue and bacteriological studies to form an integrated Vital Signs Monitoring program. The following descriptions of Tims Ford Reservoir's existing condition are based primarily on results from this program since the 2000 Tims Ford RLMP.

Benthic Community – Benthic macroinvertebrate (i.e., lake bottom-dwelling, readily-visible, aquatic worms, snails, crayfish, and mussels) samples were taken in two areas of Tims Ford Reservoir in 2005, 2007, 2009, 2011, 2013, 2015, 2017, 2019, 2021, and 2023. Areas sampled include the forebay at Elk River mile (ERM) 1.0, and a mid-reservoir transition station at ERM 15.0.

Bottom-dwellers are included in aquatic monitoring programs because of their importance to the aquatic food chain and because they have limited capability of movement, thereby preventing them from avoiding undesirable conditions. Sampling and data analysis were based on seven parameters that indicate species diversity, abundance of selected species that are indicative of good (and poor) water quality, total abundance of all species except those indicative of poor water quality, and proportion of samples with no organisms present. As shown in Table 3.2, the benthic community in Tims Ford Reservoir rated from Very Poor to Poor in comparison to other run-of-the-river TVA reservoirs. Since the 2000 Tims Ford RLMP, the scores have not improved.

Table 3.2 Benthic Community Ratings

Station	Monitoring Years									
	2005	2007	2009	2011	2013	2015	2017	2019	2021	2023
Forebay	Very Poor	Very Poor	Very Poor	Very Poor	Very Poor	Very Poor	Very Poor	Very Poor	Very Poor	Very Poor
Mid-reservoir	Very Poor	Very Poor	Very Poor	Poor	Very Poor	Very Poor	Poor	Poor	Poor	Poor

Ecological Health – Sampling at Tims Ford Reservoir from 2001 through 2019 since the 2000 RLMP are presented in Table 3.3. Ratings for Tims Ford Reservoir have remained Poor or at the low end of Fair. Ecological health evaluations focus on five indicators: dissolved oxygen, chlorophyll, sediment quality, benthic macroinvertebrate community, and fish assemblage.

Table 3.3 Tims Ford Reservoir Ecological Health Ratings

Monitoring Years									
2005	2007	2009	2011	2013	2015	2017	2019	2021	2023
Very Poor	Poor	Fair	Fair	Poor	Poor	Poor	Fair	Poor	Poor

3.4.2 Environmental Effects

3.4.2.1 Alternative A – No Action Alternative

Under Alternative A, no impacts to the current aquatic ecology of Tims Ford Reservoir would be expected because TVA would continue to manage parcels consistent with allocations in the 2000 RLMP and approved allocation changes that have occurred since the 2000 RLMP was completed. Any shift in ecological conditions would be related to natural ecological processes and not adoption of the No Action Alternative.

3.4.2.2 Alternatives B and B1 – Proposed RLMP Alternatives (B1 Preferred)

Under Alternative B, there would be a decrease in lands previously allocated as Zones 3 and 4 by 57.9 acres. Under Alternative B1, there would be 0.87 less acre allocated as Zone 4 so the decrease in Zones 3 and 4 parcels totals 58.5 acres. The decreased acreage is primarily due to the reallocation to Zone 2 for roadway and utility ROWs. Compared to Alternative A, allocation changes from Zone 3 to Zone 4 would see a decrease of 276.3 acres due to fewer areas identified with sensitive resources of some type.

The zone allocations that would likely have the most opportunities to impact the aquatic ecology of Tims Ford Reservoir are Zones 2, 6 and 7. Overall, those zones combined would be increased by 154.3 acres under Alternative B and 155.2 acres under Alternative B1, but these increases are mostly due to allocating unplanned land to reflect existing land uses, allocations to Zone 2 for existing infrastructure, and allocation changes from Zone 8 to Zone 7 which essentially have the same land uses. Therefore, adoption of Alternative B or B1 would have no adverse impacts to the aquatic ecology of Tims Ford Reservoir.

3.4.2.3 Alternative C - Modified Zone 8 (Conservation Partnership)

In comparison to Alternative B, implementation of Alternative C would result in a small increase (34.7 acres, less than 1 percent) in lands allocated to Zones 3 and 4 and 35.57,less than 1 percent compared to Alternative B1. Lands allocated to Zones 2, 5, 6 and 8 would decrease by 34.5 acres compared to Alternatives B and B1. The small increase in land allocated to Zones 3 and 4 and the decrease in allocations to other zones would result in minor beneficial impacts to the aquatic ecology of Tims Ford Reservoir.

In comparison to Alternatives B, implementation of Alternative D would result in no change in parcels allocated to Zone 4 and there would be 0.87 acre more Zone 4 property compared to Alternative B1. There would be slightly less Zone 3 acreage (0.2 percent and 9.3 acres) than Alternatives B and B1 due to an expansion of Parcel 136 proposed for Zone 6. The small increase in land allocated to Zone 6 would have no adverse impacts to the aquatic ecology of Tims Ford Reservoir.

3.4.2.4 Alternative D - Individual Water-Use Facilities with Restrictions

In comparison to Alternative B, implementation of Alternative D would result in no change in parcels allocated to Zone 4 and there would be 0.87 acre more Zone 4 property compared to Alternative B1. There would be slightly less Zone 3 acreage (0.2 percent and 9.3 acres) than Alternatives B and B1 due to an expansion of Parcel 136 proposed for Zone 6 . The small increase in land allocated to Zone 6 would have no adverse impacts to the aquatic ecology of Tims Ford Reservoir.

3.5. Threatened and Endangered Species

The ESA provides broad protection for species of fish, plants and wildlife that are listed as threatened or endangered in the U.S. or elsewhere. The ESA outlines procedures for federal agencies to follow when taking actions that may jeopardize the existence of federally listed species. The policy of Congress is that federal agencies must seek to conserve endangered and threatened species and use their authorities in furtherance of the ESA's purposes.

The State provides protection for species considered threatened, endangered, or deemed in need of management within the state other than those federally listed under the ESA. The Tennessee Natural Heritage Inventory program and TVA both maintain databases of species that are considered threatened, endangered, of special concern, or tracked in Tennessee. Species listed under the ESA or by the State (see Appendix K) are discussed in this section.

3.5.1 Affected Environment

Plants

A review of the TVA Regional Natural Heritage database and the USFWS IPaC website (USFWS 2025) indicates that three federally listed, and 34 state-listed plant species have been reported from within 3 miles of Tims Ford Reservoir lands, three federally listed plants have been reported in Franklin County, and no federally listed plants species are known from Moore County (see Table K-1, Appendix K). Designated Critical Habitat for plants are not known to occur on Tims Ford Reservoir lands. Descriptions of federally listed plants and animals in the vicinity are included in Appendix K.

Terrestrial Animals

A review of the TVA Regional Natural Heritage database and the USFWS IPaC website (USFWS 2025) indicates three caves have been documented within the study area. One federally protected (bald eagle), one proposed for federal listing (tricolored bat), one federally listed (gray bat), and three state-listed (Bachman's sparrow, black-crowned night heron, and little brown bat) terrestrial animal species have been recorded within 3 miles of the study area. Two additional federally listed terrestrial animal species (northern long-eared bat and painted snake coiled forest snail) have been reported from Franklin and Moore counties. Finally, the USFWS has determined the federally proposed monarch butterfly and federally listed whooping crane require review in this area. See Appendix K and Table K-1 for a complete list of federally and state-listed species and their habitat requirements in the vicinity of Tims Ford Reservoir.

Aquatic Species

A review of the TVA Regional Natural Heritage database and the USFWS IPaC website (USFWS 2025) indicates that seven federally listed and nine state-listed aquatic animal species have been recorded within the Upper Elk River watershed of Tims Ford Reservoir but only six of these species are ranked as extant. Nine federally listed aquatic animal species have been reported from Franklin County, and one federally listed aquatic animal species has been reported from Moore County. Information relating to the aquatic federally and state-listed species known to occur within Tims Ford Reservoir is still pertinent and incorporated by reference from the 2000 EIS (TVA 2000a).

3.5.2 Environmental Effects

3.5.2.1 Alternative A – No Action Alternative

Plants

Adoption of the No Action Alternative would not impact federally listed plant species or designated critical habitat because neither occurs on the Tims Ford Reservoir lands. Adoption of Alternative A would have no discernable impact on state-listed plant species.

Terrestrial Animals

Under Alternative A, TVA would not take any action to amend the 2000 RLMP and would continue to implement the 2000 RLMP. In the 2000 EIS, TVA identified impacts to terrestrial animals as insignificant negative impacts. Current threatened or endangered terrestrial animals and their habitats would not be affected under this alternative.

Aquatic Species

Under Alternative A, no impacts to federally or state-listed aquatic species would occur from the continued implementation of the 2000 RLMP.

3.5.2.2 Alternatives B and B1 – Proposed RLMP Alternatives (B1 Preferred)

Listed species records on parcels that area allocated as Zones 3 and 4 are afforded protective buffers due to the lack of development on these lands. There would be small decreases (less than 1 percent, 57.9 acres) in land under Alternative B1 and (less than 1 percent, 58.8 acres) under Alternative B allocated to Zones 3 and 4 primarily due to the reallocation to Zone 2 to reflect existing land uses for roadway and utility ROWs.

Under Alternative B1, Zones 2, 5, 6 and 7 allocations would be almost the same as Alternative B with the exception that 0.87 more acres would be allocated as Zone 7. But these increases are mostly due to allocating unplanned land to reflect existing land uses, allocations to Zone 2 for existing infrastructure, and allocation changes from Zone 8 to Zone 7 which essentially have the same land uses. Alternatives B and B1 would result in a small increase (less than 2 percent, 145.8 acres) in allocations to other zones (Zone 2, Zone 5, Zone 6 and Zone 7) compared to Alternative A.

The small decreases in Zones 3 and 4 and increases in acreage in the zones that potentially allow for more development under Alternatives B and B1 could result in minor impacts to plants and animals. Two bat species are known to roost under a bridge that is currently allocated as Zone 3 and a portion of that parcel is proposed to be reallocated as Zone 2 to reflect existing roadway and transmission line ROWs. This particular bridge is within the roadway ROW. The proposed change from Zone 3 to Zone 2 is administrative in nature and reflects the existing land use on the parcel. The proposed change from Zone 3 to Zone 2 for existing ROWs is not expected to have adverse effects on bat species because the land use/management is not changing. Alternatives B and B1 protect several large areas containing wetlands and other sensitive terrestrial habitats. Many of these areas act as riparian buffer zones and, thus, will have an indirect but positive effect on aquatic habitat quality.

Any future proposed ground disturbing actions on parcels evaluated in this EA would receive additional environmental review. Consultation with USFWS under Section 7 of the ESA would occur as appropriate for federally listed species when activities on the ground are proposed. Appropriate minimization or avoidance measures would be put in place.

Overall proposed zone allocations under Alternatives B and B1 would not be significantly different when compared to the No Action Alternative. The proposed zone allocation changes would not affect threatened and endangered species.

3.5.2.3 Alternative C - Modified Zone 8 (Conservation Partnership)

Adoption of Alternative C would have comparable impacts to those described for Alternatives B and B1. Like Alternatives B and B1, two bat species are known to roost under a bridge that is currently allocated as Zone 3 and a portion of that parcel is proposed to be reallocated as Zone 2 to reflect existing roadway and transmission line ROWs. This particular bridge is within the roadway ROW. The proposed change from Zone 3 to Zone 2 is administrative in nature and reflects the existing land use on the parcel. The proposed change from Zone 3 to Zone 2 for existing ROWs is not expected to have adverse effects on bat species because the land use/management is not changing. Any future proposed ground disturbing actions on parcels evaluated in this EA would still receive an additional site-specific environmental review. Consultation with USFWS under Section 7 of the ESA would occur as appropriate for federally listed species when activities on the ground are proposed. Appropriate minimization or avoidance measures would be put in place to avoid significant impacts.

3.5.2.4 Alternative D - Individual Water-Use Facilities with Restrictions

Adoption of Alternative D would have comparable impacts to those described for Alternatives B and B1. The potential for impacts would be slightly increased under Alternative D because Parcel 166 would be allocated for Zone 6 compared to Alternatives B and B1, as such, use has a greater potential for development and ground disturbing activities. Also, similar to Alternatives B and B1, two bat species are known to roost under a bridge that is currently allocated as Zone 3 and a portion of that parcel is proposed to be reallocated as Zone 2 to reflect existing roadway and transmission line ROWs. This particular bridge is within the roadway ROW. The proposed change from Zone 3 to Zone 2 is administrative in nature and reflects the existing land use on the parcel. The proposed change from Zone 3 to Zone 2 for existing ROWs is not expected to have adverse effects to bat species because the land use/management is not changing. Overall proposed zone allocations under Alternative D would not be significantly different when compared to Alternatives B and B1 or the No Action Alternative. Any future proposed ground disturbing actions on parcels evaluated in this EA would still receive additional environmental review.

3.6. Water Quality

3.6.1 Affected Environment

Tims Ford Dam was constructed between 1966 and 1970. Tims Ford Reservoir is an impoundment of the Elk River formed by Tims Ford Dam which is located at Elk River mile (ERM) 133.3. Tims Ford Reservoir provides a resource for power generation, recreation,

water supply, and flood damage reduction downstream on the Elk River. The reservoir stretches 34 miles upstream from the dam in middle Tennessee, providing 309 miles of shoreline. Tims Ford Reservoir has a flood-storage capacity of 219,600 acre-feet and a total surface area of 10,500 acres. The summer operating range of the reservoir is typically between elevations 885 feet above mean sea level (msl) and 888 feet msl.

Tims Ford Reservoir is located in the Upper Elk River watershed in the Cumberland Plateau province. The watershed encompasses 1,277 square miles in middle Tennessee and includes parts of Bedford, Coffee, Franklin, Giles, Grundy, Lincoln, Marshall, and Moore counties before flowing into the Lower Elk River watershed (see Table 3.4).

Table 3.4 Upper Elk River Watershed County Distribution

County	Percent of Watershed in County
Bedford	0.1 percent
Coffee	8.7 percent
Franklin	**30.1 percent**
Giles	6.1 percent
Grundy	7.6 percent
Lincoln	33.4 percent
Marshall	4.3 percent
Moore	**9.7 percent**

The Upper Elk River watershed is generally in good condition, although the watershed is vulnerable to agricultural pollution and urban growth in the area. Woods Reservoir, upstream from Tims Ford Reservoir, has been posted against catfish consumption due to high levels of PCBs in catfish flesh. The discharges from the dam at Woods Reservoir (Elk River Dam) are cold and low in DO (TDEC 2024a). Rock Creek, a tributary of Tims Ford Reservoir, is impacted by a municipal sewage plant in Tullahoma and ongoing land development in the area. Dry Creek, another tributary, is impacted by siltation resulting from agriculture. One Tims Ford Reservoir tributary, Boiling Fork Creek, is considered by TDEC to have regional significance for natural and scenic qualities, recreational boating, and recreational fishing. The Elk River has statewide significance for these categories and is considered as excellent to good fishery (TDEC 2024a). The Upper Elk River watershed has mostly level terrain, with areas of rolling and hilly topography and slightly higher elevations. Limestone, chert, shale, and dolomite predominate, and karst terrain sinkholes and depressions are especially noticeable between Sparta and McMinnville. Numerous springs and spring-associated fish fauna also typify the region (TVA 2000a).

Water quality parameters in the reservoir have been sampled since 1991 as part of TVA's Reservoir Vital Signs monitoring program. DO levels at the forebay (the area immediately behind the dam) in 1996 rated "poor." These levels, as in past years, were less than 2 milligrams per liter (mg/L) throughout most of the lower water column during the late summer (August-October), and at or near zero on the bottom from July through October. Chlorophyll levels (i.e., the amount of algae present), which are an indicator of primary productivity in the aquatic food chain, rated "good" at the forebay in 1996 and were higher

than in any previous year. Sediment rating in 1996 was “fair” at the forebay where, as in previous years, elevated levels of nickel were found (TVA 2022).

Watersheds are delineated by the U.S. Geological Survey (USGS) using a nationwide system for the purpose of assessment and management activities. Hydrologic units are important to water quality because they define land areas that drain into a specific stream. Each hydrologic unit is identified by a unique HUC consisting of two to twelve digits. HUCs are used for reference for scientific study, sampling, and impact analysis. Tims Ford Reservoir is within the Upper Elk River watershed (06030003). The Upper Elk River watershed that drains into Tims Ford Reservoir is ecologically rated as fair or good.

3.6.1.1 TVA Water Quality Monitoring and Results

Reservoir water quality information is available from TVA’s Reservoir Health Rating monitoring program. The ecological health of Tims Ford Reservoir has been monitored using the same methodology since 1994. Ecological health evaluations focus on five indicators: dissolved oxygen, chlorophyll, sediment quality, benthic macroinvertebrate community (bottom life), and fish assemblage. For a discussion of the biological ratings, see Section 3.4 Aquatic Ecology. TVA monitors two locations on Tims Ford Reservoir for physical and chemical characteristics and sediment contaminants, typically on a two-year cycle. The forebay, the deep, still water near the dam at ERM 135.0, is monitored in addition to the middle part of the reservoir at ERM 150.0 (TVA 2022).

The ecological health of Tims Ford Reservoir rated “poor” in 2022, similar to previous years. Low dissolved oxygen concentrations in the lower water column and “poor” ratings for bottom life continue to drive the lower ratings in Tims Ford Reservoir. “Fair” ratings for chlorophyll and sediment quality have also reduced the overall ecological health score in some years. (see Figure 3-1).

The overall ecological health for Tims Ford Reservoir was rated “poor” in 2017. Tims Ford Reservoir has rated either “poor” or at the low end of the “fair” range all years except 1994, when it scored slightly higher due primarily to improved chlorophyll concentrations (see Figure 3-1).

In 2022, TVA monitored for dissolved oxygen, chlorophyll and sediment in the two locations. Findings are summarized in Table 3.5.

Table 3.5 Ecological Health Indicators for Tims Ford Reservoir, 2022

Monitoring location	Dissolved oxygen	Chlorophyll	Sediment
Forebay	Poor	Good	Fair
Mid-reservoir	Poor	Good	Fair

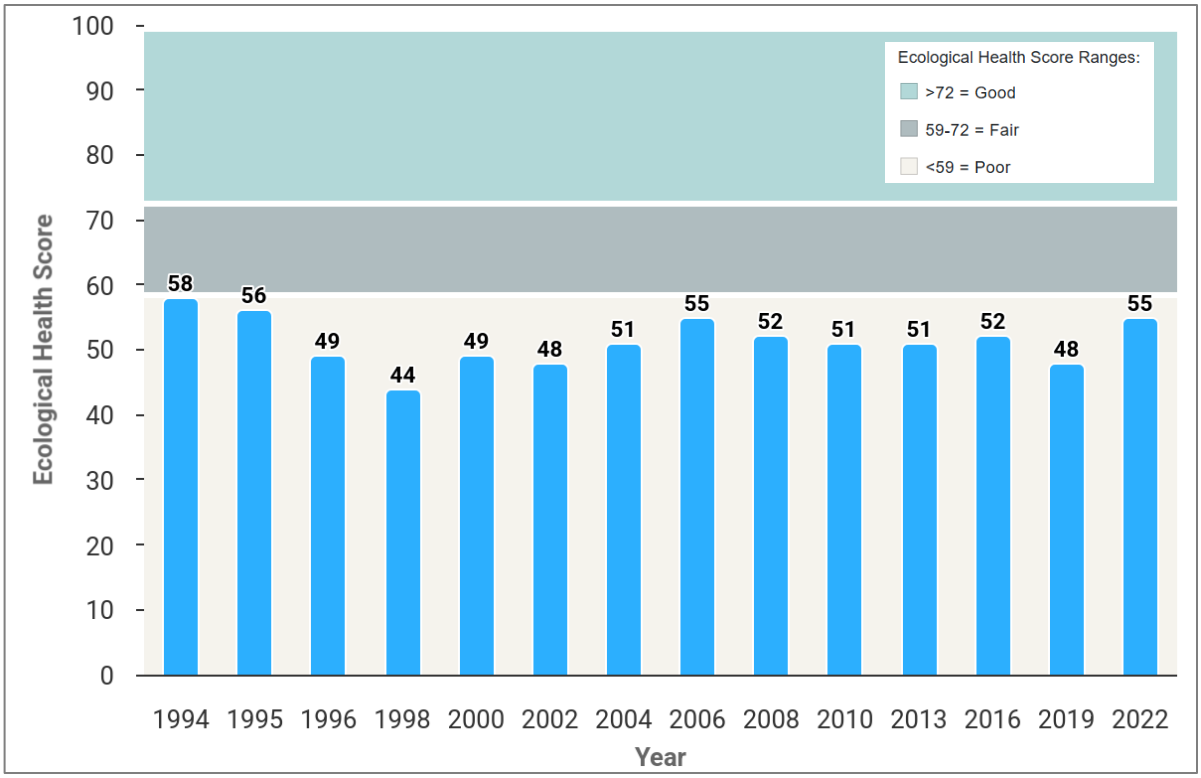


Figure 3-1 Ecological Health Ratings for Tims Ford Reservoir, 1994-2022

Dissolved oxygen (DO) is the amount of oxygen that is present in water and is necessary in respiration of most aquatic organisms. If concentrations of DO are low, it can adversely affect the health and diversity of aquatic organisms. DO rated "poor" at both monitoring locations in 2022, consistent with findings from previous years. Oxygen concentrations were low (<2 mg/L) in portions of the lower water column during summer and autumn at both monitoring locations, including extended periods of time when an area of water was completely devoid of oxygen.

Prevailing weather patterns and related changes in reservoir flows are major factors in differing dissolved oxygen conditions from year-to-year. Reduced flows through the reservoir during periods of low rainfall and runoff can cause poorer DO conditions. The Valley has experienced periodic drought-like conditions, thereby allowing for more stagnant conditions and lower DO concentration in bottom waters.

Chlorophyll is used as a surrogate measurement for the amount of phytoplankton in the water. Increased levels of phytoplankton production can cause adverse ecological and use impacts, such as reduced water clarity, more frequent algal blooms, and higher oxygen demands which reduces the amount of DO in the water. As noted in 3.5 above, chlorophyll rated "good" at both monitoring locations. At the forebay, chlorophyll has rated "good" or high "fair" each year monitored, but ratings at the mid-reservoir have fluctuated more, varying between "good", "fair", and "poor". Chlorophyll concentrations have varied in response to the timing and amount of rainfall. Because of the mid-reservoir's proximity to

the Elk River inflow, chlorophyll concentrations at this location are more influenced by the nutrients flowing into the reservoir.

Sediment quality is the measure of the number of polychlorinated biphenyls (PCBs), pesticides, and metals in sediment on the bottom of the reservoir. If these sediments are contaminated, they can have adverse impacts on bottom fauna and can often be long-term sources of toxic substances to the aquatic environment. Sediment quality rated "fair" for both monitoring locations in 2022. Nickel and arsenic exceeded suggested background levels in both the forebay and mid-reservoir samples. Sediment quality typically rates "fair" at the forebay and "good" or "fair" at the mid-reservoir location. Nickel and arsenic have exceeded suggested background levels at both locations in some previous years. Low levels of the pesticide chlordane have been detected at the mid-reservoir location in the past (1996, 1998 and 2002). Additionally, low levels of PCBs were detected in the samples at both monitoring locations in 2016 and 2019.

3.6.1.2 Recent Evaluations by the State of Tennessee

The Clean Water Act (CWA) requires all states to identify all waters where required pollution controls are not sufficient to attain or maintain applicable water quality standards and to establish priorities for the development of limits based on the severity of the pollution and the sensitivity of the established uses of those waters. The states are required to submit an Impaired and Threatened Waters list (formerly known as the Section 303(d) list) and Section 305(b) water quality reports to the EPA. See Appendix L for the 2024 Upper Elk River watershed report (TDEC 2024b).

Tims Ford Reservoir is listed on the 2024 TDEC 303(d) list as impaired by PCBs due to contaminated sediments. Tributaries of the reservoir listed as not supporting or only partially supporting stream use classifications were Reeves Branch, Carr Creek, Molino Creek, Kelly Creek, Shelton Creek, Robinson Creek, Beans Creek, Elk River, Woods Reservoir, Boiling Fork Creek, Wagner Creek, Yellow Branch, West Fork Mulberry Creek, Childer Creek, Gum Creek, and Hessey Branch. All were listed as low or not applicable TMDL priority. Listed causes were priority pollutant organics, organic enrichment, DO levels, high nutrient levels, siltation, and flow alterations (TDEC 2024b).

3.6.2 Environmental Effects

The major source of potential adverse impacts to reservoir water quality is from land uses, such as construction and development, that result in increases in soil erosion and sediment transported into the reservoir. Land cover changes can cause an increase in the quantity and velocity of runoff leading to or increasing erosion of conveyances and streams. Also affected by a change in land cover, such as a change from natural land cover to a developed condition, is the potential of pollutants entering streams and conveyances. For example, nutrients applied for maintenance of landscaping have the possibility to increase the loading of nitrogen and phosphorus in surface runoff. Other pollutants, such as oil from vehicles, can also be found in surface water runoff from impervious surfaces, ultimately making their way to a stream or reservoir. Increased boat traffic in the reservoir could also cause potential water quality impacts due to leaking fuel and oil.

Potential impacts to water quality would be greater from parcels allocated to Zone 2, Zone 5 or Zone 6 where more development and intensive land use could occur. Activities allowed in Zone 7 have the potential to have a direct impact on water quality due to soil erosion, but development in Zone 7 is typically at a smaller scale and would likely cause minor and localized impacts.

3.6.2.1 Alternative A – No Action Alternative

Under the No Action Alternative, potential impacts to water quality would be anticipated with their existing zone allocations as discussed in the 2000 EIS. There has been no noticeable impact on sediment in Tims Ford Reservoir based on the 2000 allocations. The rating for sediment has been categorized as "good." Increased nutrient loading was identified as a possible impact in the 2000 EIS. Chlorophyll has historically been rated "fair," and "good" in both the forebay and mid-reservoir and is currently rated "fair" at the forebay and mid-reservoir. Under Alternative A, these potential impacts would still be applicable.

3.6.2.2 Alternatives B and B1 - Proposed RLMP Alternatives (B1 Preferred)

Under Alternative B, TVA would amend the 2000 Tims Ford RLMP by reallocating land use zones on 96 parcels affecting approximately 563.6 acres (12.0 percent) of the 4,685.5 acres of TVA-managed public lands on Tims Ford Reservoir. Parcels allocated to Zones 3 and 4 and are not actively used and have the least chance of impacting water quality. Under Alternative B1, the acreage allocated to Zones 3 and 4 would total 3,046.6 acres, a decrease of 0.87 acres of Zone 4 compared to Alternative B. Under Alternative B, the acreage allocated to Zones 3 and 4 would total 3,047.5 acres compared to 3,105.4 acres under Alternative A. These small reductions are not anticipated to impact water quality.

Many of the changes associated with Alternatives B and B1 generally correspond to a designation change to reflect current land uses and conditions. However, the change to allocations that allow future development increases the potential for adverse impacts to water quality because land would be allocated to zones that are not as protective of water quality. Allocations to Zones 2, Zone 5, Zone 6, and Zone 7 would have the greatest potential for impacting water quality due to runoff and erosion from ground-disturbing activities. These zones would also allow for future development that have the greatest potential for increasing water supply demands and wastewater discharges. There would be a potential for changes in the existing land cover from construction activities due to future development. There would also be potential for an increase in the impervious surface area due to the additions of buildings and parking lots. This increase of impervious surface area has the potential to concentrate storm water discharges, which could increase localized flooding, surface erosion and turbidity in local surface waters. Under Alternative B1, Zones 2, 5, 6 and 7 combined would be increased by 155.2 acres and these zones under Alternative B would increase by 154.3 acres. But these increases are mostly due to allocating unplanned land to reflect existing land uses, allocations to Zone 2 for existing infrastructure, and allocation changes from Zone 8 to Zone 7. Therefore, adoption of Alternatives B and B1 would have no adverse impacts on water quality.

Prior to any development of TVA reservoir lands, additional site-specific environmental reviews would take place to address potential impacts on water quality. Many proposals would be subject to permitting to address water quality. Construction activities, including land disturbing activities of 1.0 acre or more, are regulated under the state's National Pollutant Discharge Elimination System (NPDES) programs for stormwater discharges from construction activities. Industrial discharges are required coverage under NPDES programs in which permit limits are set for new facilities with permitted discharges. These limits are designed to prevent degradation of applicable water quality criteria. The use of vegetated buffer zones and other BMPs would reduce the potential for negative impacts of riparian vegetation removal associated with development. The use of buffer zones and other BMPs are widely accepted as effective methods in removing water pollutants from surface water and protecting water quality. With the implementation of adequate BMPs and properly engineered stormwater controls, the impacts from future developments would be temporary and minimal. With knowledge of the condition of the reservoir and many changes being administrative in nature to reflect current conditions, activities under Alternatives B and B1 would not significantly impact water quality.

3.6.2.3 Alternative C - Modified Zone 8 (Conservation Partnership)

In comparison to Alternatives B and B1, implementation of Alternative C would result in a small increase (34.7 acres and 35.57 acres, less than 1 percent) in lands allocated to Zones 3 and 4. Lands allocated to Zones 2, 5, 6, 7 and 8 would decrease by 34.5 acres compared to Alternative B and 35.37 acres compared to Alternative B1. The small increase in land allocated to Zones 3 and 4 and the decrease in allocations to other zones would result in no major impacts on water quality.

3.6.2.4 Alternative D - Individual Water-Use Facilities with Restrictions

In comparison to Alternative B, implementation of Alternative D would result in no change in parcels allocated to Zone 4 and there would be 0.87 acre more compared to Alternative B1. There would be slightly less Zone 3 acreage (0.2 percent and 9.3 acres) than Alternatives B and B1 due to an expansion of Parcel 136 proposed for Zone 6. The small increase in land allocated to Zone 6 would have no adverse impacts on water quality.

Note prior to approving any site-specific activities on any parcels, TVA would conduct a site-specific environmental review to determine the potential effects of the proposed use(s) to address potential effects, as appropriate.

3.7. Wetlands

3.7.1 Affected Environment

Wetlands are those areas inundated or saturated by surface or groundwater such that vegetation adapted to saturated soil conditions is prevalent (USACE 33 Code of Federal Regulations [CFR] § 328(b); EPA 40 CFR § 230.3(t)). Typically, wetland habitat represents transitional features between upland and open water. Examples include bottomland forests, swamps, wet meadows, isolated depressions, and shallows or shoreline fringe along watercourses or impoundments. Due to their landscape position, vegetation structure, and influence on downstream hydrology, wetlands provide a suite of benefits

valued by society. These include toxin absorption and sediment retention for improved water quality, storm water impediment and attenuation for flood control, shoreline buffering for erosion protection, and fish and wildlife habitat for commercial, recreational, and conservation purposes.

Tims Ford Reservoir is located within the Eastern Highland Rim and Outer Nashville Basin ecoregions (EPA 2024a), which are characterized by a mixture of plateau areas, some plains with hills; open hills, gently rolling to steep; and highly dissected escarpments. The hydrology of this area generally constitutes small upland drainage features intersecting lower gradient streams tributary to rivers meandering valley bottoms. Highland Rim and Outer Basin are home to various types of wetlands, including forested wetlands, swamps, prairie and barrens complexes and riparian wetlands along rivers and streams.

Tims Ford Reservoir provides adequate hydrology for wetland development in its shallow embayments and along the reservoir shorelines. Tims Ford Reservoir is located in the Upper Elk River watershed (HUC 06030003). The Elk River and reservoir system is included on Tennessee's list of impaired waters, under Section 303(d) of the Clean Water Act. Therefore, wetlands within the reservoir system function to provide water quality benefits for the impaired water resource.

The previous wetland extent across all TVA parcels on Tims Ford Reservoir is incorporated by reference from the 2000 EIS (TVA 2000a). This analysis utilized the 2000 EIS and photo interpretation of aerial imagery to identify approximately 360 acres of wetlands across the Tims Ford Reservoir system (TVA 1998a) and 161.38 acres within the TVA-managed land (Table 3.6). Wetland community types include emergent, scrub-shrub, and forest habitat (Cowardin et al. 1979). Emergent wetlands often occur as shoreline fringe or where water levels fluctuate to a depth that allows for establishment and growth of non-woody, herbaceous species. Dominant vegetation generally consists of emergent, erect, rooted, or floating hydrophytes such as water lilies, cattails, rushes, sedges, reeds, or forbs adapted to saturated soils. Scrub-shrub wetlands are dominated by woody plants less than 20 feet tall, and may include buttonbush, dogwood, or swamp rose. Scrub-shrub wetlands can also represent successional communities comprised of sapling species that have not yet achieved forest stature. Forested wetlands typically occur in bottomlands where moisture is relatively abundant, exhibiting a species composition of mature overstory trees, an understory shrub layer, and emergent vegetation as a ground cover (EPA 2024b).

Table 3.6 Photo Interpreted Wetland Acreage by Wetland Type Across Tims Ford Reservoir and on Affected Parcels

Wetland Type	Wetlands on TVA Reservoir Property	Wetland Areas on Allocation Change Parcels
Scrub Shrub	78.81	21.45
Forested	38.74	12.37
Emergent	43.83	11.70
Total	**161.38 acres**	**45.52 acres**

Approximately 80 percent of all identified wetland areas within the Tims Ford Reservoir

system were allocated as Zone 3 or Zone 4 in the 2000 RLMP (TVA 2000a). These TVA zones ensured preservation or enhancement of wetland habitat where wetlands occur. Therefore, these wetlands' functions and values previously identified as important components of the Tims Ford Reservoir system have been protected or managed for overall ecological improvement since 2000.

The remaining 20 percent of wetland area occurred in zones previously allocated for some degree of development Zone 2, Zone 6, or Zone 7. However, in accordance with the 2000 EIS (TVA 2000a), proposed impacts to wetland areas would have been afforded individual review to ensure avoidance, minimization of impacts, and/or compensatory mitigation where applicable. TVA's Section 26a permitting process ensures wetland impacts are avoided to the extent practicable in accordance with EO 11990 (Protection of Wetlands). In addition, the 2000 EIS identifies improvements proposed to the majority of wetlands on the Tims Ford Reservoir as offsetting wetland impacts elsewhere within the reservoir system.

Although an estimated 360 acres of wetland habitat were identified through photo interpretation across the Tims Ford Reservoir system (TVA 1998a), 161.38 acres are located on TVA-managed parcels (Table 3.6). Of these wetland acres, 45.52 acres of wetlands are located on portions of parcels proposed for reallocation to a different zone, and 116.26 acres of wetlands are on portions of parcels that are not proposed for an allocation change. The majority of wetland areas are comprised of scrub-shrub wetlands, followed by forested wetlands and emergent wetland communities (Table 3.6).

Compliance with existing wetland regulations would ensure wetland impacts are avoided and minimized to the extent practicable (EPA 1990). Therefore, the majority of wetland area located on the affected parcels is anticipated to remain relatively stable in area and quality. Due to the overwhelming presence of affected parcels currently allocated for conservation under Zone 4, coupled with regulatory oversight that ensures wetland avoidance, impact minimization, and/or compensatory mitigation, the affected wetland area is anticipated to reflect similar wetland extent and condition as documented in the 2000 EIS (TVA 2000a).

3.7.2 Environmental Effects

EO 11990 requires federal agencies, such as TVA, to avoid wetland impacts to the extent practicable, minimize wetland destruction, loss, or degradation, and preserve and enhance natural and beneficial wetland values, while carrying out agency responsibilities. The U.S. Army Corps of Engineers (USACE) regulates the discharge of dredged or fill material and associated secondary impacts to waters of the United States, including wetlands, under the CWA §404 [33 USC § 1344]. CWA §401 mandates state water quality certification for projects requiring USACE approval and for TVA approvals under Section 26a of the TVA Act for activities that may result in a discharge.

In Tennessee, an aquatic resource alteration permit (ARAP) authorized by TDEC provides water quality certification under CWA §401. An ARAP is required for any alteration to the physical, chemical, or biological properties of any waters of the state, including wetlands, pursuant to the Tennessee Water Quality Control Act (§69-3-108, 0400-40-07). TDEC's

permit process ensures compliance with Tennessee's anti-degradation policy as well (§69-3-108, 0400-40-04). Tennessee's jurisdiction would apply to regulated activities affecting wetlands within the study area, including both isolated and hydrologically connected wetland features tributary to Tims Ford Reservoir, which is on TDEC's 303(d) list of impaired waters (TDEC 2024b). This regulatory oversight ensures no more than minimal impacts to the aquatic environment and no net loss of wetland resources (EPA 1990).

3.7.2.1 Alternative A – No Action Alternative

Under the No Action Alternative, TVA would continue to manage parcels on Tims Ford Reservoir consistent with allocations in the 2000 Tims Ford RLMP. In the 2000 EIS, TVA's selected alternative emphasized preservation and enhancement of wetland resources. This level of conservation would continue for wetlands located within natural resource conservation zoned parcels. Impacts to wetlands associated with public or commercial recreation were expected to be minor and undergo individual environmental reviews to ensure no net loss of wetland resources. Current wetland protection and management paired with existing compliance mechanisms for proposed wetland impacts would continue to ensure wetland habitat remains relatively stable long term.

3.7.2.2 Alternatives B and B1 – Proposed RLMP Alternatives (B1 Preferred)

Alternatives B and B1 propose land use reallocations across roughly 13 parcels containing approximately 45.52 acres of mapped wetland habitat. Of this wetland acreage, 26.40 acres overlay parcels proposed for reallocation to Zone 2, Zone 6 or Zone 7 to correct mapping errors, align with approved land use, or reflect road and transmission line ROWs. Wetland areas within these parcels remain subject to individual environmental reviews and wetland regulatory compliance if any actions are proposed within the parcels. Revising the zone allocation for this wetland acreage is administrative in nature, and the new zoning would have no impacts to wetland resources within these parcels because the allocation changes reflect existing land uses.

Of the remaining estimated 19.12 acres of wetland habitat on parcels proposed for rezoning under Alternatives B and B1, all are identified on parcels currently zoned for conservation under Zone 4 that would be reallocated to Zone 3 or that are currently unallocated and would be allocated as Zone 3 (0.40 acre). Zone reallocation for these parcels, however, would not change the management or use of these TVA-managed lands. Wetlands on these parcels would continue to be protected and would be evaluated for management to the benefit of wetland function and value as the need arises.

As shown in Table 3.7 below, 19.12 acres would be reallocated to Zone 3 or Zone 4, further promoting conservation of wetland areas within the Tims Ford Reservoir system. Whereas 26.40 acres would be rezoned to an allocation that could allow for increased impacts (Zone 2 or Zone 7), but those proposed allocation changes are for administrative purposes to reflect the existing land uses, and no physical impacts are anticipated. TVA would conduct a site-specific environmental review of proposed plans to assess potential impacts to wetlands. Potential wetland impacts associated with any proposed development plans would be subject to TVA's compliance with EO 11990 and wetland mandates ensuring no net loss of wetland resources across the landscape.

Table 3.7 Wetland Acreage Affected by Alternatives B and B1

Impact Assumption	Zone Change (Alternative B)	Affected Wetland Acreage	Category Acreage
Decreased Potential Impacts Increased Protection	Unplanned to Zone 3	0.40	Change to Zone 3 or 4 19.12 acres
Neutral Impacts	Zone 3 to 4	18.50	
	Zone 4 to 3	0.22	
	Zone 7 to 2	0.13	Change to Zone 2 or 7 26.40 acres
	Zone 6 to 2	0.64	
Increased Potential Impacts Decreased Protection	Zone 3 to 2	22.84	
	Zone 4 to 2	1.94	
	Zone 3 to 7	0.83	

In consideration of total anticipated impacts for the administrative changes, the neutral impacts and the additional allocation of parcels containing wetland acreage to Zone 3 or Zone 4 for conservation purposes, the overall wetland impacts under Alternatives B and B1 are anticipated to have no significant impact on wetland resources on the Tims Ford Reservoir system compared to the No Action Alternative.

3.7.2.3 Alternative C - Modified Zone 8 (Conservation Partnership)

Under Alternative C, the Zone 8 allocation would remain with updated criteria and some parcels that would not qualify for the updated Zone 8 allocation would revert to Zone 4. There would be the same Zone 4 acreage as Alterative B and there would be more Zone 4 acreage (0.87 acre) than Alternative B1; the proposed allocations to Zone 3 are consistent with Alternatives B and B1. If any future development is proposed, site-specific environmental reviews would be conducted if development is proposed. Like Alternatives B and B1, the small increase in land allocated to Zone 6 would have no significant impacts on wetlands.

Any wetlands identified on site would be subject to TVA's compliance with EO 11990 and state and federal wetland mandates that sufficiently ensure no significant wetland impacts through avoidance, minimization, and wetland compensatory mitigation. Therefore, proposed changes under Alternative C are anticipated to be the same as those under Alternatives B and B1.

3.7.2.4 Alternative D - Individual Water-Use Facilities with Restrictions

Under Alternative D, one more parcel is proposed to be reallocated for Zone 6 than under Alternatives B and B1. There would be slightly less Zone 3 acreage (0.2 percent and 9.3 acres) than Alternatives B and B1 due to an expansion of Parcel 136 proposed for Zone 6. No mapped wetland resources are evident on the parcel, and a site-specific environmental review would be conducted if development is proposed. Any wetlands identified on site would be subject to TVA's compliance with EO 11990 and state and federal wetland mandates that sufficiently ensure no significant wetland impacts through avoidance, minimization, and wetland compensatory mitigation. Like Alternatives B and B1, the small increase in land allocated to Zone 6 would have no significant impacts on wetlands.

3.8. Floodplains

3.8.1 Affected Environment

A floodplain is the relatively level land area along a stream or river that is subject to periodic flooding. The area subject to a 1.0 percent chance of flooding in any given year is normally called the 100-year floodplain. The area subject to a 0.2 percent chance of flooding in any given year is normally called the 500-year floodplain. It is necessary to evaluate development in the floodplain to ensure that the project is consistent with the requirements of EO 11988 (Floodplain Management).

With the exception of the 2000 alternative analyses (Environmental Effects), information on floodplains is incorporated by reference from the 2000 EIS (TVA 2000a). TVA's 1981 Class Review of Repetitive Actions in the 100-Year Floodplain is unchanged from 2000 (TVA 1981). TVA computed Tims Ford Reservoir flood profiles in 2015, and the 100- and 500-year flood elevations are tabulated in Appendix M.

3.8.2 Environmental Effects

As a federal agency, TVA adheres to the requirements of EO 11988 (Floodplain Management). The objective of EO 11988 is "…to avoid to the extent possible the long- and short-term adverse impacts associated with the occupancy and modification of floodplains and to avoid direct and indirect support of floodplain development wherever there is a practicable alternative" (EO 11988, Floodplain Management). The EO is not intended to prohibit floodplain development in all cases, but rather to create a consistent government policy against such development under most circumstances (U.S. Water Resources Council 1978). The EO requires that agencies avoid the 100-year floodplain unless there is no practicable alternative.

3.8.2.1 Alternative A – No Action Alternative

Under Alternative A, TVA would continue to manage its lands based on the 2000 RLMP and would not change any parcel allocations. Potential development would generally consist of repetitive actions in the floodplain such as construction of water-use facilities that should result in minor impacts to floodplains and their natural and beneficial values. Therefore, the overall impacts to floodplains from Alternative A would be the same those described in the 2000 EIS.

3.8.2.2 Alternatives B and B1 – Proposed RLMP Alternatives (B1 Preferred)

Under Alternatives B and B1, about 10.2 percent (477.6 acres) of TVA owned land on Tims Ford Reservoir would be allocated to Zone 2 (Project Operations). About 87 acres of land already used for project operations and related infrastructure would be allocated to Zone 2 from a different land use zone, primarily to reflect the existing use of the land. As shown in Table 3.8, of the remaining areas, the land allocation changes under Alternatives B and B1 would result in uses that would result in overall neutral to slightly adverse impacts on floodplains compared to the No Action Alternative.

Table 3.8 Relative Potential for Impacts due to Allocation Changes

Zone	Alternative B	Alternative B1	Alternative C	Alternative D
3	Decrease (neutral)	Decrease (neutral)	Decrease (neutral)	Decrease (neutral)
4	Increase (beneficial)	Increase (beneficial)	Increase (beneficial)	Increase (beneficial)
5	Decrease (beneficial)	Decrease (beneficial)	Decrease (beneficial)	Decrease (beneficial)
6	Increase (adverse)	Increase (adverse)	Increase (adverse)	Increase (adverse)
7	Increase (adverse)	Increase (adverse)	Decrease (beneficial)	Increase (adverse)
8	Decrease (beneficial)	Decrease (beneficial)	Decrease (beneficial)	Decrease (beneficial)

Compared to the No Action Alternative, Alternatives B and B1 would result in a net slight increase of overall environmental impact to floodplains, if parcels allocated for more intensive uses are developed over time.

3.8.2.3 Alternative C - Modified Zone 8 (Conservation Partnership)

Floodplain impacts associated with Alternative C would be similar to those of Alternative A. Potential impacts associated with Alternative C would be similar as Alternatives B and B1 except that the Zone 8 allocation would remain for some parcels. Under Alternative C, approximately 58.0 percent or 2,715.6 acres would be allocated as Zone 4. This would be more acreage (0.8 percent and 34.4 acres) than Alternative B and Alternative B1 (0.8 percent and 33.5 acres). Like Alternatives B and B1, Zone 6 acreage would have a minor increase of 9.6 acres. Approximately 9.8 percent (459.7 acres) would be allocated as Zone 7, and this would be less acreage (1.3 percent and 58.7 acres) than Alternative B and Alternative B1 (1.3 percent and 59.6 acres). The Zone 8 allocation would remain, and the qualification criteria would be modified for Zones 7 and 8. Approximately 0.5 percent (24.3 acres) of TVA-managed land around Tims Ford Reservoir would be allocated to Zone 8. Similar to Alternatives B and B1, the overall impacts of Alternative C would be minor and insignificant relative to floodplains and their natural and beneficial values.

3.8.2.4 Alternative D – Individual Water-Use Facilities with Restrictions

In comparison to Alternative B, implementation of Alternative D would result in no change in parcels allocated to Zone 4 and there would be slightly less Zone 4 acreage (0.87 acre) under Alternative B1. There would be slightly less Zone 3 acreage (0.2 percent and 9.3 acres) than Alternatives B and B1 due to an expansion of Parcel 136 proposed for Zone 6. Similar to Alternatives B and B1, the overall impacts of Alternative D would be minor and insignificant relative to floodplains and their natural and beneficial values.

3.9. Air Quality

3.9.1 Affected Environment

National Ambient Air Quality Standards (NAAQS) limit concentrations in the outside air of six pollutants: particulate matter, sulfur dioxide, carbon monoxide, ozone, nitrogen dioxide, and lead. These standards are designed to protect public health and welfare. An area where any air quality standard is violated is designated as a “nonattainment” area for that pollutant, and emissions of that pollutant from new or expanding sources are carefully controlled. Neither Franklin nor Moore counties are designated as attainment areas.

Activities that contribute greenhouse gas emissions include industrial activities, manufacturing activities, barge, truck, and personal use; motorized watercraft traffic; and other construction involving the use of fossil-fuel-powered equipment (e.g., bulldozers, loaders, haulers, trucks, generators, etc.). Reservoir land uses with potential to generate greenhouse gas emissions primarily occur on Zones 2, 5, 6 and 7. Management that decreases greenhouse gas emissions occur primarily on lands allocated for Zones 3 and 4. For example, protecting forested areas that absorb and store CO2 from the atmosphere via a process known as carbon sequestration reduces CO2 in the atmosphere.

3.9.2 Environmental Effects

3.9.2.1 Alternative A – No Action Alternative

Under Alternative A, the 2000 RLMP would remain in place and any proposed industrial, commercial, or residential development would continue to be evaluated on a case-by-case basis. Under the 2000 RLMP, approximately 79.7 percent of TVA-managed land on Tims Ford Reservoir would remain allocated as Zones 3 and 4, where activities are unlikely to result in greenhouse gas emissions and highly likely to provide carbon sequestration. Approximately 22.0 percent of lands are allocated for Zones 2, 5, 6, and 7, where greenhouse gas emissions may occur. Only 0.002 percent of these lands would be allocated for industrial use, the use most likely to result in future emissions of greenhouse gases. Because any development would be subject to air quality standards, it is unlikely that there would be significant effects to local or regional air quality or to the climate. As current conditions would continue under this alternative, there would be no air quality effects associated with Alternative A.

3.9.2.2 Alternatives B and B1 – Proposed RLMP Alternatives (B1 Preferred)

Under Alternative B, there would be a decrease in land previously allocated as Zones 3 and 4 by 57.9 acres and Alternative B1 has an additional reduction of 0.87 acres in Zone 4. The acreage changes are primarily due to the reallocation to Zone 2 to reflect existing uses for roadway and utility ROWs. Compared to Alternative A, allocation changes from Zone 3 to Zone 4 would see a decrease of 276.3 acres due to fewer areas identified with sensitive resources of some type. The zone allocations that would likely have the most opportunities to impact air quality are Zone 2, Zone 5, Zone 6 and Zone 7. Overall, those zones combined would be increased by 154.3 acres, but these increases are mostly due to allocating unplanned land to reflect existing land uses, allocations to Zone 2 for existing infrastructure, and allocation changes from Zone 8 to Zone 7. Adoption of Alternative B or Alternative B1 would have no measurable impacts on air quality.

3.9.2.3 Alternative C – Modified Zone 8 (Conservation Partnership)

In comparison to Alternative B, implementation of Alternative C would result in a small increase (34.7 acres, less than 1 percent) in lands allocated to Zones 3 and 4 and a small decrease (33.8 acres, less than 1 percent under Alternative B). Lands allocated to Zones 2, 5, 6, 7, and 8 would decrease by 34.5 acres compared to Alternative B and by 35.37 acres under Alternative B1. These decreases would result in lower potential for air quality

impacts. The small changes in land allocated to Zones 3 and 4 and the decrease in allocations to other zones would not result in measurable impacts to air quality.

3.9.2.4 Alternative D – Individual Water-Use Facilities with Restrictions

In comparison to Alternative B, implementation of Alternative D would result in no change in parcels allocated to Zone 4 and there would be slightly less (0.87 acre) compared to Alternative B1. There would be slightly less Zone 3 acreage (0.2 percent and 9.3 acres) than Alternatives B and B1 due to an expansion of Parcel 136 proposed for Zone 6. The small increase in land allocated to Zone 6 would have no measurable impacts to air quality.

3.10. Cultural and Historic Resources

3.10.1 Affected Environment

Cultural resources include precontact and historic archaeological sites, districts, buildings, structures, and objects, as well as locations of important historic events that lack material evidence of those events. Cultural resources that are listed, or considered eligible for listing, on the National Register of Historic Places (NRHP) are called historic properties. To be considered an historic property, a cultural resource must possess both integrity and significance. A historic property's integrity is based on its location, design, setting, materials, workmanship, feeling, and association. The significance is established when historic properties meet at least one of the following criteria: (a) are associated with important historical events or are associated with the lives of significant historic persons; (b) embody distinctive characteristics of a type, period, or method of construction; (c) represent the work of a master or have high artistic value; or (d) have yielded or may yield information important in history or prehistory (36 CFR Part 60.4).

Section 106 of the NHPA requires federal agencies to consider the effects of their proposed undertakings on historic properties. TVA determined that Alternative B - Proposed RLMP Alternative (Preferred Alternative) is an "undertaking" as defined by the regulations under NHPA. Once an action is determined to be an undertaking, the regulations require agencies to consider whether the proposed activity has the potential to impact historic properties. If the undertaking is such an activity, then the agency must follow the following steps: (1) initiate and involve the appropriate consulting parties and define the area of potential effects (APE); (2) identify historic properties in the APE; (3) evaluate possible effects of the undertaking on historic properties in the APE; and (4) resolve adverse effects (36 CFR § 800.4 through 800.13). An APE is defined as the "geographic area or areas within which the undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist" (36 CFR § 800.16). Concerning cultural resources, the APE is taken as the affected environment for purposes of this EA. TVA defined the APE to be the approximately 563.6-acre area where TVA is proposing to change land use allocations. Information relating to the cultural resources known to occur on TVA-managed land is still pertinent and incorporated by reference from the 2000 EIS (TVA 2000a).

Section 106 of the NHPA also requires federal agencies to consult with the respective SHPOs and federally recognized Indian tribes when proposed federal actions could affect historic and cultural resources, including archaeological resources, which are also

protected under the Archaeological Resources Protection Act, and the Native American Graves Protection and Repatriation Act, in addition to the NHPA. On August 1, 2025, TVA consulted with the Tennessee SHPO and federally recognized Tribes who have expressed an interest in Franklin and Moore counties seeking concurrence that the reallocation of properties constituted an undertaking and that each individual undertaking should be reviewed under TVA's executed Section 106 Programmatic Agreement or under 36 CFR 800. TVA received responses from the Tennessee SHPO on August 4, 2025; The Shawnee Tribe on August 26, 2025; and Chickasaw Nation on September 2, 2025. All three responses were in support of the revisions to the Tims Ford Land Plan, as long as TVA continues to take necessary steps to ensure compliance with the regulatory requirements under the National Historic Preservation Act (NHPA), consider effects of development as it is proposed, and comply with TVA's Section 106 Programmatic Agreement for any new development.

3.10.1.1 Archaeological Resources

The Tims Ford Reservoir region represents a diverse cultural landscape that held special meaning to its past inhabitants and to their descendants. Some of these places can be considered Traditional Cultural Properties (TCP), which are defined as properties that are eligible for inclusion on the NRHP because of their association with cultural practices or beliefs of a living community that (a) are rooted in that community's history, and (b) are important in maintaining the continuing cultural identity of the community (Parker and King 1998). It should be noted that TVA does not make public sensitive information regarding the location or other information regarding sacred sites or TCPs identified by consulting tribes.

TVA fee-owned land at Tims Ford Reservoir has been subject to both systematic and opportunistic archaeological surveys for TVA undertakings and land planning actions. Because survey coverage below summer pool elevation is inconsistent and due to the lack of comprehensive data on survey coverage throughout TVA's history, it is difficult to estimate the percentage of TVA-managed lands associated with the RLMP that have been systematically surveyed. It is estimated that at least half of Tims Ford Reservoir has not had an archaeological survey. As a result of the limited surveys conducted, many additional archaeological sites are likely present that have not been recorded.

TVA Cultural Resources staff conducted a cultural background review on the previous and proposed parcel allocations for the proposed 2026 RLMP. Sources include TVA's CRMS database, TVA Land Acquisition Maps, The Tennessee Division of Archaeology (TDOA) Site File, TVA's Native American removal routes (NARR) database, and various Tims Ford Reservoir archaeological survey reports. Staff found that the majority of proposed parcel allocations in previously unsurveyed areas are within Zone 4, or Zone 7 and are generally appropriate as there could be yet undiscovered cultural resources in those areas. Staff found that most areas where sensitive resources have been identified would remain appropriately either Zone 3 or Zone 4, but some areas with known archaeological sites have different proposed zone allocations. Known archaeological site locations (roughly 60 total) on Tims Ford Reservoir mostly conform to a proposed designation of either Zone 3 or

4 but also have been noted within Zone 2 (one parcel), Zone 6 (one parcel) or Zone 7. Three of the known archaeological sites in zones other than Zones 3 or 4 have been recommended as eligible for listing on the NRHP.

Proposed actions on parcels that have the potential to cause effects to archaeological resources are subject project specific Section 106 review under the NHPA.

3.10.1.2 Historic Structures

A systematic identification survey for historic structures has not been conducted for TVA fee-owned land at Tims Ford Reservoir. Only one historic structure has been evaluated for the NRHP on or near Tims Ford Reservoir. Tims Ford Dam has been listed in the NRHP due to the historic significance associated with the development of the dam.

Upon acquiring land for construction of the TVA reservoirs, TVA removed most buildings and structures from the impoundment zones. The structures that remain include individual farmsteads or larger scale plantations, civic or religious sites such as churches, cemeteries or schools, and industrial sites such as mills. The formation of reservoirs on the Elk River and its tributaries permanently changed the cultural geography of those regions.

Proposed actions on parcels that have the potential to cause effects to historic structures are subject to project-specific Section 106 review under the NHPA.

3.10.2 Environmental Effects

As noted above, federal agencies are required by the NHPA and NEPA to consider the possible effects of their undertakings on historic properties. Through the review and consultation process, agencies work to resolve adverse effects to historic properties of an undertaking. A project may have effects on a historic property that are not adverse, if those effects do not diminish the qualities of the property that identify it as eligible for listing on the NRHP. However, if the agency determines (in consultation) that the undertaking's effect on a historic property within the APE would diminish any of the qualities that make the property eligible for listing on the NRHP (based on the criteria for evaluation at 36 CFR Part 60.4), the effect is said to be adverse. Examples of adverse effects would be ground disturbing activity in an archaeological site, or erecting structures within the viewshed of a historic building in such a way as to diminish the structure's integrity of feeling or setting. Adverse effects must be resolved. Resolution may consist of avoidance (such as redesigning a project to avoid impacts or choosing a project alternative that does not result in adverse effects), minimization (such as redesign to lessen the effects, or planting visual screenings), or mitigation. Adverse effects to archaeological sites are typically mitigated by means of excavation to recover the important scientific information contained within the site. Mitigation of adverse effects to historic structures sometimes involves thorough documentation of the structure by compiling historic records, studies, and photographs. Agencies are required to consult with SHPOs, tribes, and others throughout the process and to document adverse effects to historic properties resulting from agency undertakings.

Actions can affect historic properties directly or indirectly at a later time, at a distance from the action. While this land plan does not directly affect historic properties, the plan

allocates land for certain uses which could affect historic properties as land use projects materialize in the future. TVA will continue to conduct project-related reviews of proposed activities in TVA-controlled areas where such activities could affect historic properties. Historic properties within these areas will be avoided and protected whenever possible. If avoidance is not possible, proper procedures would be implemented to mitigate any potential effects on the historic property. Under any alternative, any adverse effects to significant archaeological resources would be mitigated pursuant to Section 106 and its implementing regulations.

3.10.2.1 Alternative A – No Action Alternative

When developing the 2000 RLMP, TVA reviewed information and records about known cultural resources when determining the appropriate land use allocations, thereby protecting these resources. In the 2000 RLMP (TVA 2000b), parcels with significant cultural resources were allocated to Zone 3 or Zone 4 management, because surface disturbing activities would generally not be permissible in these zones. Zone 3 parcels include approximately 642.6 acres, or 13.7 percent of the allocated lands on Tims Ford Reservoir, while Zone 4 properties include approximately 2,462.8 acres, or 52.6 percent of the total. Under Alternative A, these allocations would not change.

For all allocations, site-specific activities proposed in the future would continue to be subject to review under 36 CFR 800

3.10.2.2 Alternatives B and B1 – Proposed RLMP Alternatives (B1 Preferred)

Under Alternatives B and B1, TVA would continue to protect known cultural resources. In the 2000 RLMP, parcels with sensitive resources were allocated to Zones 3 and 4. Zone 3 is an allocation offering the highest level of protection for cultural resources and Zone 4 is a similar type of land management. Under Alternative B, the lands allocated to Zones 3 and 4 would decrease by 57.9 acres to 3,047.5 acres, or 65 percent of lands allocated to Zones 3 and 4. Under Alternative B1, Zones 3 and 4 would decrease by an additional 0.87 acres totaling 58.8 acres. The reduction in Zones 3 and 4 is due primarily to the zone reallocations to reflect existing road and utility ROWs to Zone 2.

The proposed allocation changes under Alternatives B and B1 include about 60 previously recorded archaeological sites known on 80 TVA parcels, and there are three previously recorded archaeological sites recommended for NRHP listing. The proposed changes include allocation from Zone 4 to Zone 3 due to the presence of sensitive resources, to Zone 6 to support the maintenance and possible expansion of existing public access area with limited facilities, and to Zone 7 where there is a history of water-use facility permitting and it is immediately adjacent to another Zone 7 parcel. More details are described below:

- There are portions of three parcels with low to medium probability for archaeological resources currently allocated as Zone 3 that would change allocation under Alternatives B or B1. One parcel (22.8 acres) would be reallocated to Zone 2 to reflect existing road and transmission line ROWs. The two other parcels (47.2 acres and 223.9 acres) are proposed to change to Zone 4 which would be a similar

type of management and has less potential for development than other land use allocations.

- There are portions of three parcels with NRHP-eligible resources that are currently allocated as Zone 4 that would change under Alternative B or B1. One parcel (49.4 acres) would change from Zone 4 to Zone 3, which is an allocation offering the highest level of protection for cultural resources. Portions of four parcels (9.4 total acres) would change to Zone 6 to support existing uses and maintenance and possible expansion of public access areas with limited facilities. One small portion (0.1 acre) would be added to an adjacent Zone 7 parcel consistent with existing land use and the permitting history. There are also portions of 18 other parcels with low to medium probability for archaeological resources proposed for allocation changes from Zone 4 to Zone 2 to reflect existing infrastructure, Zone 6 and Zone 7. Both Zones 6 and 7 have an increased potential for development.
- There are portions of two parcels with low to medium probability for archaeological resources currently allocated as Zone 5 proposed for allocation changes to Zone 2 (2.5 acres) for existing TWRA operations and to Zone 4 (2.1 acres) to reflect a change in the back-lying land use.
- There are portions of seven parcels with low to medium probability for archaeological resources currently allocated as Zone 6 proposed for reallocation. Under Alternatives B and B1, TVA would reallocate these small portions totaling 7.1 acres to Zone 2 to support existing road and transmission line ROWs, including a portion of the State and local parks.
- There are portions of five parcels with low to medium probability for archaeological resources currently allocated as Zone 7 that would be reallocated. Under Alternatives B and B1, TVA would reallocate these parcels to Zone 2 (1.8 acres), Zone 4 (0.3 acre), or Zone 6 (0.2 acre). The portion proposed for Zone 4 would offer greater protection of the cultural sites than the current allocation under Alternative A. The portions proposed as Zone 2 would support existing road and utility ROWs and the Zone 6 allocation change would support an existing boat-launching ramp.
- There are portions of five parcels with low to medium probability for archaeological resources currently allocated as Zone 8 that would be reallocated. Under Alternatives B and B1, TVA would reallocate these parcels to Zone 2, Zone 4 or Zone 6.
- There are portions of three parcels with low to medium probability for archaeological resources that are currently allocated. Under Alternatives B and B1, TVA would reallocate these parcels to Zone 2 (0.1 acre) for existing road ROW (1.8 acres), Zone 4 (0.7 acre) that is behind a road where there is no water access, and Zone 6 (2.2 acres) for an existing commercial marina and campground.

In summary, the 60 previously recorded sites would be managed under Alternatives B and B1 on 80 different TVA parcels. A majority of allocation changes (about 66 percent) under Alternatives B and B1 would result in management that is similar or more protective of

these cultural sites when compared to the 2020 RLMP (Alternative A), while about 33 percent of allocation changes would increase the potential for disturbance or development of parcels with cultural sites (although some of these changes were made to reflect existing ROW and infrastructure, thereby resulting in no change). The three unallocated sites would be allocated as Zones 2, 4 and 6.

Allocation changes during the planning process would not result in effects until such time as activities are proposed for parcels. As under Alternative A, regardless of the zone allocation given to a parcel under the RLMP, TVA Cultural Resources staff would review any proposed site-specific development of a parcel to determine whether the development would impact known and/or unknown historic properties. If the resources cannot be avoided, then further investigations would be required to determine the resources' eligibility for inclusion in the NRHP.

For any proposed undertaking, TVA would take necessary steps to ensure compliance with the regulatory requirements under NHPA and consider the development's effects as they are proposed. TVA will review each individual undertaking under TVA's Section 106 Programmatic Agreement.

3.10.2.3 Alternative C – Modified Zone 8 (Conservation Partnership)

In comparison to Alternative B, implementation of Alternative C would result in a small increase (34.7 acres, less than 1 percent) in lands allocated to Zones 3 and 4. Lands allocated to Zones 2, 5, 6, 7 and 8 would decrease by 34.5 acres compared to Alternative B. The small increase in land allocated to Zones 3 and 4 and the decrease in allocations to other zones would result in minor beneficial impacts to cultural resources because there is a lower potential for land disturbance.

3.10.2.4 Alternative D – Individual Water-Use Facilities with Restrictions

In comparison to Alternative B, implementation of Alternative D would result in no change in parcels allocated to Zone 4. There would be slightly less Zone 3 acreage (0.2 percent and 9.3 acres) than Alternative B due to an expansion of Parcel 136 proposed for Zone 6. Prior to approving any site-specific activities on the parcel, TVA would conduct a site-specific environmental review to determine the effects of the proposed use(s) to address potential effects, as appropriate.

3.11. Managed and Natural Areas

3.11.1 Affected Environment

Managed areas include lands held in public ownership that are managed by an entity (e.g., TVA, U.S. Department of Agriculture, U.S. Forest Service, State of Tennessee) to protect and maintain certain ecological and/or recreational features. Natural areas include ecologically significant sites; federal, state, or local park lands; national or state forests; wilderness areas; scenic areas; wildlife management areas; recreational areas; greenways; trails; Nationwide Rivers Inventory (NRI) streams; and wild and scenic rivers. Ecologically significant sites are either tracts of privately owned land that are recognized by resource biologists as having significant environmental resources or identified tracts on TVA-

managed lands that are ecologically significant but not specifically managed by TVA's Natural Areas program.

TVA currently retains approximately 4,685.5 acres of reservoir land around Tims Ford Reservoir. The 2026 RLMP is proposing to reallocate approximately 563.6 acres of this land, or approximately 12 percent. A review of the TVA Regional Natural Heritage database (TVA 2025) identified the 18 managed and natural areas within 3 miles of the TVA reservoir lands on Tims Ford Reservoir are included as Table 3.9.

Table 3.9 Natural Areas Within 3 Miles of Tims Ford Reservoir Land

Natural Area	Acres	County	Distance
AEDC Wildlife Management Area; Woods Reservoir	39,289.4	Multiple	0.6 mile
Cumberland Springs Former Wildlife Management Area Privately Owned	7,003.6	Multiple	1.9 miles
Double Powerline Barrens	293.6	Multiple	2.9 miles
Elk River	276.9	Multiple	0.007 mile
Franklin County Park	13.4	Franklin	2.2 miles
Highland Rim Forest Experiment Station	870.7	Franklin	1.9 miles
Jack Daniel Cave	1.6	Moore	2.7 miles
Mingo Swamp/Tennessee Potential National Natural Landmark/PPS	743.0	Franklin	1.1 miles
Overby Trail Wetland	173.9	Multiple	1.7 miles
Owl Hollow Wildlife Management Area	2,362.8	Franklin	0 mile
Pennington Cave	4.4		0 mile
Conservation Easement - Land Trust For Tennessee	196.7	Franklin	1.1 miles
Stewart's Swamp/Cowan Marsh TWRA Wildlife Management Area	91.5	Franklin	2.9 miles
Tims Ford State Rustic Park	2,974.5	Multiple	0 mile
The Land Trust for Tennessee Easement	168.9	Moore	0.6 mile
Wiseman Cave	25.9	Franklin	0 mile

Of all natural areas on Tims Ford Reservoir within 3 miles of TVA-managed lands, there are four natural areas where the property edges slightly intersect with TVA parcels that are proposed to be reallocated from a land use zone with little development potential (Zones 3 and 4) to a zone with greater development potential (Zones 2, 5, 6 and 7). See Table 3.10.

Table 3.10 Natural Areas that Intersect Tims Ford Reservoir Land

Natural Area	Acres	County	Distance
Elk River	276.9	Multiple	0.007 mile
Owl Hollow Wildlife Management Area	2,362.8	Franklin	0 mile
Tims Ford State Rustic Park	2,974.5	Multiple	0 mile
Wiseman Cave	25.9	Franklin	0 mile

3.11.2 Environmental Effects

Under the proposed alternatives, between 7.6 to 7.8 percent and 57.2 to 58.0 percent of Tims Ford Reservoir property is proposed for allocation to Zones 3 and 4 respectively. Nearly three-fourths of TVA reservoir lands (approximately 222,000 acres of 293,000 acres) have management objectives that support and enhance the character of natural areas. Natural areas situated on property proposed for allocation to Zones 3 and 4 are managed for the protection and enhancement of resources and are not subject to adverse impacts; therefore, properties located within these zones would remain "natural" and not be converted to other land uses, preserving the natural areas. Potential adverse impacts to a parcel and therefore, natural areas within or adjacent to the TVA parcel, could result from TVA proposed allocation changes from a zone with little development potential or fewer uses (Zones 3 and 4) to a zone with greater development potential or more uses (Zones 2, 5, 6 or 7).

3.11.2.1 Alternative A – No Action Alternative

Under the No Action Alternative, there would be no impacts to natural areas from the 2025 RLMP and because there would not be any changes to parcel land use allocations. TVA would continue to manage these parcels consistently with allocations in the 2000 RLMP.

3.11.2.2 Alternatives B and B1 – Proposed RLMP Alternative (B1 Preferred)

There are two natural areas within parcels that are proposed to be reallocated from an undeveloped land use zone (Zones 3 and 4) to a zone with development potential (Zones 2, 5, 6, and 7), as summarized below. However, most of the proposed allocation changes reflect land use changes that have already taken place. See 3.11 for the list of parcels that would be allocated to more intensive land uses under Alternatives B and B1 that would also be intersected by a natural area.

Table 3.11 Natural Areas that Intersect Parcels that would be Reallocated to More Intensive Uses (Alternatives B and B1)

2000 RLMP Parcels	2000 Zone Allocation	Description of Allocation Change	2026 RLMP Parcels	Managed/Natural Area Proximity
Owl Hollow Wildlife Management Area				
Parcel 39 45.8 acres	Zone 4	Zone 4 to Zone 7 to correct an administrative error from the 2000 RLMP	Parcel 55 8.1 acres	Slight overlap at edge of parcel boundary
Parcel 40 82.0 acres	Zone 4	Zone 4 to Zone 2 (portion) for existing road and transmission line ROWs	Parcel 60 0.7 acre	Slight overlap at edge of parcel boundaries
Tims Ford State Park				
Parcel 22 44.3 acres	Zone 4	Zone 4 to Zone 2 (portion) for existing road ROWs	Parcel 28 1.5 acres	Within state park; adjacent to edge
Parcel 62 3.7 acres	Zone 4	Zone 4 to Zone 6 (portion) to support existing backlying	Parcel 95 5.0 acres	Within state park; overlap

2000 RLMP Parcels	2000 Zone Allocation	Description of Allocation Change	2026 RLMP Parcels	Managed/Natural Area Proximity
		public recreation use (Estill Springs City Park)		
Parcel 86 9.7 acres & Unallocated area	Zone 4	Zone 4 to Zone 2 (portion) for existing road and transmission line ROWs	Parcel 123 1.2 acres	Within state park; overlap
Parcel 77 59.3 acres	Zone 4	Zone 4 to Zone 2 (portion) for existing road and transmission line ROWs	Parcel 149 11.8 acres	Within state park ; overlap
Parcel 8 186.5 acres	Zone 4	Zone 4 to Zone 2 (portion) for existing road and transmission line ROWs	Parcel 11 7.9 acres	Within state park ; overlap
Parcel 28 2,474.9 acres	Zone 4	Zone 4 to Zone 2 (portion) for existing road and transmission line ROWs	Parcel 44 0.6 acre	Within state park; new Parcel 45 overlaps; new Parcel 44 adjacent to
Parcel 45 0.3 acre	Zone 4	Zone 4 to Zone 7 portion added to adjacent parcel	Parcel 65 5.8 acres	Adjacent to state park

TVA also considered whether parcels adjacent to natural areas would be affected by a reallocation under Alternatives B and B1. In four instances, allocations would change for parcels that are adjacent to natural areas. On 11 parcels, the proposed allocation changes are to reflect existing easement rights, existing road ROWs or existing conditions. Almost all reallocations where there is an adjacent natural area reflect existing easement rights, existing road ROWs, or an existing land use; these are reallocations unlikely to result in any environmental changes compared to the 2000 RLMP (Alternative A).

Generally, the proposed reallocations most likely to affect natural areas, whether those that intersect or are adjacent to parcels proposed for reallocation, would result in negligible to minor effects to natural areas on Tims Ford Reservoir. Proposed changes to parcel allocations intersecting or adjacent to natural areas would affect a very small number of areas. As noted above, almost all of the proposed allocation changes reflect existing land uses and changes that have already taken place.

3.11.2.3 Alternative C – Modified Zone 8 (Conservation Partnership)

The potential effects to natural areas under Alternative C would be substantially the same as Alternative B, except more parcels (34.4 acres) would be allocated as Zone 4 than Alternative B and 33.5 acres under Alternative B1. Similar to Alternatives B and B1, there would be no change in parcels allocated to Zones 3 and 6. Like Alternatives B and B1, there would be no additional adverse effects to natural areas under Alternative C.

3.11.2.4 Alternative D – Individual Water-Use Facilities with Restrictions

The potential effects to natural areas under Alternative D would be substantially the same as Alternatives B and B1, except one 9.3-acre parcel (Parcel 136) would be allocated as

Zone 6 instead of Zone 3. Like Alternatives B and B1, no additional adverse effects to natural areas are expected under Alternative D.

3.12. Visual Resources

3.12.1 Affected Environment

Visual Resources provides a review and classification of the visual attributes of existing scenery, along with the anticipated attributes resulting from the proposed action. The classification criteria used in this analysis are adapted from a scenic management system developed by the U.S. Forest Service and integrated with planning methods used by TVA (U.S. Forest Service 1995). This analysis was included in the 2000 EIS and is incorporated by reference.

The visual landscape of an area is formed by physical, biological and man-made features that combine to influence both landscape identifiability and uniqueness. Scenic resources within a landscape are evaluated based on a number of factors that include scenic attractiveness, integrity and visibility. Scenic attractiveness is a measure of scenic quality based on human perceptions of intrinsic beauty as expressed in the forms, colors, textures and visual composition of each landscape. Scenic integrity is a measure of scenic importance based on the degree of visual unity and wholeness of the natural landscape character. The varied combinations of natural features and human alterations both shape landscape character and help define their scenic importance. The subjective perceptions of a landscape's aesthetic quality and sense of place is dependent on where and how it is viewed.

Scenic visibility of a landscape may be described in terms of three distance contexts: (1)foreground, (2) middleground and (3) background. In the foreground, an area within 0.5 mile of the observer, individual details of specific objects are important and easily distinguished. In the middleground, from 0.5 to 4 miles from the observer, object characteristics are distinguishable, but their details are weak and they tend to merge into larger patterns. In the distant part of the landscape, the background, details and colors of objects are not normally discernible unless they are especially large, standing alone, or have a substantial color contrast. In this review, the background is measured as 4 to 10 miles from the observer. Visual and aesthetic impacts associated with a particular action may occur as a result of the introduction of a feature that is not consistent with the existing viewshed. Consequently, the character of an existing site is an important factor in evaluating potential visual impacts.

Tims Ford Reservoir includes a variety of diverse landscapes and natural features, including rivers, floodplains, islands, wetlands, and forests. Since the scenic features of the landscape around the reservoir are not limited by parcel boundaries, the aesthetics of the landscape extend across public and private land alike and combine with the adjacent land uses. The reservoir land has a mix of new homes, roadways, and lake-oriented recreational use. However, despite the changes that have occurred since impoundment of the Elk River, the valley-to-mountain setting is the valued, scenic resource that is still evident and dominant.

The reservoir offers extensive water-based recreation opportunities, making the view from the water especially significant. Most creek embayments are broadly open at the mouth, while some wind over a greater distance to their headwaters.

Among the scenic resources of the reservoir, the water body itself is the most distinct and outstanding aesthetic feature. The horizontal surface provides visual balance and contrast to the islands and wooded hillsides. The reservoir curves around ridges and bends changing views periodically seen from the water while also linking the other landscape features together. To most observers, views across the water are generally satisfying and peaceful.

The scattered islands on Tims Ford Reservoir typically provide scenic accents and visual reference points throughout the reservoir and commonly serve as visual buffers for less desirable views. They may also provide a pleasing foreground frame for the distant shoreline or background. Other important scenic features include the secluded coves and steep wooded ridges that occur around the reservoir. The isolated coves with wooded shoreline provide relatively private locations for dispersed recreational activities. Elevation changes along some stretches of shoreline provide a dramatic contrast to the surrounding reservoir and gently sloping countryside, particularly when they are viewed from background distances.

Most shorelines of the reservoir appear natural. Slopes and ridgelines seen from the reservoir are generally heavily vegetated with mature hardwood and evergreen trees that provide positive visual contrast to the reservoirs. On portions of the reservoir, there is development in the foreground distances.

Various combinations of development and land use patterns, that are present in the viewed landscapes along the shoreline of the reservoir, contribute to the overall visual character of the study area. Residential areas and water-related facilities that include docks, boathouses, stairways, and shoreline protection structures are becoming more common and reduce scenic integrity.

There are planned residential developments that would have associated community water-use facilities. The use of community water-use facilities centralizes shoreline development in groupings rather than having individual water-use facilities scattered along the shoreline in front of each residence. It is commonplace to see boaters idling along the shoreline admiring these lakefront homesites. Some scenic value exists for the shoreline viewer in viewing a passing boat or watching a fisherman sit quietly in an adjacent cove. However, boat traffic and personal watercraft operation may greatly decrease the aesthetic value associated with the reservoir.

The Tims Ford Reservoir Dam structure contrasts visually with the bordering lands. The structure appears predominately industrial near the dam and its associated features. Transmission structures, including towers and lines and fossil and nuclear plant structures can generally be seen up to middle-ground distances, depending on topography and viewer position. Farther away, closer to the borders on all sides, the landscape becomes more natural with fewer human alterations. Residents and motorists along local roads have

views up to middle-ground distances of the dam, depending on seasonal variations of vegetation and atmospheric conditions.

Areas of the reservoir which hold the greatest scenic value are those not yet developed, those that are a homeowner's predominant view and the distinctive features in the landscape that are seen by the lake user and adjacent highway traveler. Undeveloped coves which allow the boater anchorage in calm water, scenic bluffs and steep shoreline exhibiting rock outcroppings and extensive vegetative growth are held by the public as the most valuable of the reservoir's scenic resources.

3.12.2 Environmental Effects

The scenic value or quality of visual resources commonly is based on human perceptions of intrinsic beauty as expressed in the forms, colors, textures, and visual composition seen in each landscape. Human perceptions of shoreline development no doubt varies widely among users and recreationists depending on their preferences and expectations. The assessment of scenic quality is often evaluated using scenic attractiveness (e.g., outstanding natural features, scenic variety, seasonal change, and strategic location), scenic integrity (e.g., visual unity and wholeness of the natural landscape character), human sensitivity (e.g., the expressed concern of people for the scenic qualities of the study area), and viewing distance (i.e., how far an area can be seen by observers and the degree of visible detail). The impacts of the alternatives on visual resources were qualitatively evaluated considering the scenic quality characteristics described above. These measures help identify changes in visual character based on commonly held perceptions of landscape beauty and the aesthetic sense of place. Scenic Value Class is determined by combining the levels of scenic attractiveness, scenic integrity, and visibility.

The scenic character of wildlife management areas, islands, and wetlands would be preserved under both alternatives. This would preserve the scenic accent, attractive contrast, and visual richness these resources contribute to reservoir vistas. Several areas of the reservoirs would benefit as major sections of the riverine upper reservoirs would be protected or screened from further development. This would preserve the variety of natural features including the river, forest-covered mountainside along the banks, islands, and ridge landforms. The combined contributions of these attractive features would help sustain the scenic landscape character and aesthetically pleasing sense of place.

Because TVA retains the fee interest in land below the 895-foot contour on 309 miles of Tims Ford Reservoir shoreland, TVA land management decisions influence the scenic character of the reservoir. Scenic values are considered as part of the land planning process, which helps enhance conservation and protection of scenic resources. For instance, parcels having distinctive and valuable visual characteristics such as islands, rock bluffs, steep and wooded ridges, wetlands, and flowing shallow water areas were typically allocated to either Zone 3 or Zone 4. These Zone 3 and 4 lands typically provide valuable protective screening and important scenic buffers as they are undeveloped.

Lands having the greatest scenic qualities are often the most desirable for public preservation. Frequently, however, they are also the most sought-after for commercial and residential development. Under all alternatives, TVA would continue to conduct

environmental reviews, including evaluation for potential visual impacts, prior to the approval of any proposed development on public land. These reviews may prevent the most serious scenic disruptions or loss of visual resources by requiring mitigation measures to reduce potentially significant visual impacts.

3.12.2.1 Alternative A – No Action Alternative

Under the No Action Alternative, the allocation of selected lands based upon visual resource conservation concerns would continue to be based on the current RLMP developed in 2000. While the RLMP may not fully incorporate the current aesthetic resources within the reservoir that may have changed since 2000, the continued management by TVA of lands on Tims Ford Reservoir is unlikely to result in noticeable changes to visual resources of the reservoir.

Where TVA has custody of the land, future actions of TVA would be evaluated to determine potential visual effects prior to land use approval, thereby preventing serious visual disruptions or loss of scenic resources. Approval of some activities may also require avoidance or mitigation measures that reduce visual impacts, for example in the case of neighboring historic properties. Activities could also occur on lands adjacent to those owned by TVA that could change the aesthetic quality within the reservoir. There are no known county or local ordinances to protect aesthetics near Tims Ford Reservoir.

3.12.2.2 Alternatives B and B1 – Proposed RLMP Alternatives (B1 Preferred)

Under Alternatives B and B1, there would be minor changes in scenic resources on Tims Ford Reservoir. TVA would change allocations of approximately 563.6 acres of land (about 12 percent of TVA-managed lands on the reservoir). While the effects of Alternatives B and B1 to visual resources would be limited to these parcels, many of the proposed changes are proposed in order for the RLMP to reflect existing land uses. For instance, while there would be an addition of 87.1 acres of land allocated Zone 2, most of these areas are allocated due to existing road and utility ROWs; allocation changes to reflect an existing use would have no effect to visual resources.

There would be a decrease in lands allocated to Zone 3 under Alternatives B and B1 (276.3 acres) due to a lack of known sensitive resources currently documented. However, most of the Zone 3 property has been reallocated to Zone 4, which also provides protection of scenic resources. Thus, the Zone 3 and 4 allocation changes would result in nominal to minor localized changes in visual resources.

Under Alternatives B and B1, there would be less land allocated as Zone 5 but there would be a small increase in land allocated as Zone 6. Reduced industrial property from three parcels (8.7 acres) to one parcel (0.2 acre would) result in beneficial impacts on visual resources. There would be a small increase (9.6 acres) with one additional parcel allocated to Zone 6 under Alternative B. There would be an increase in Zone 7 acreage. The increase reflects the elimination of 66.3 acres of shoreline property allocated as Zone 8. Of those 66.3 acres, 87 percent (57.6 acres would be reallocated as Zone 7) which would be a negligible change in land use because Zone 7 use is effectively the same as Zone 8. There is increased potential for activities that may diminish scenic values in this zone; thus the Zone

7 allocation changes would result in minor localized changes in visual resources. Overall, there would be minor effects on visual resources under Alternative B, although localized effects may be moderate, where new land use allocations allow for development.

3.12.2.3 Alternative C – Modified Zone 8 (Conservation Partnership)

The potential effects to visual resources under Alternative C would be similar to Alternatives B and B1, except more parcels (34.4 acres) would be allocated as Zones 3 and 4 than Alternative B and 33.5 acres than Alternative B1. There would be minor changes to allocations under this alternative compared to Alternatives B and B1 and there would be no additional adverse effects to visual resources under Alternative C.

3.12.2.4 Alternative D - Individual Water-Use Facilities with Restrictions

Under Alternative D, one more parcel is proposed to be reallocated for Zone 6 than under Alternatives B and B1. Because the potential land use change (e.g., a small public park versus a public greenway) would be minor, the small increase in land allocated to Zone 6 would have no adverse impact on the visual resources of Tims Ford Reservoir under Alternative D.

3.13. Socioeconomics

3.13.1 Affected Environment

Tims Ford Reservoir lies in Franklin and Moore counties in Middle Tennessee, south of Tullahoma. The 2024 populations of these two counties are estimated by the U.S. Census Bureau (USCB) to be 51,910, a 6.6 percent increase over the 2010 population of 48,696 (USBC 2024). This growth rate is slower than that of the state in that range, which is estimated to have grown by 14 percent. Over the 40-year period between 1980 and 2020, the population of the two counties increased by 35 percent (USCB 2020).

The population for the two counties is projected to reach 53,489 by 2040, a modest increase of 8.7 percent over 20 years (UTK Boyd Center 2024b). The continued growth of the population within the region is expected to lead to continued increases in demand for residential access to the reservoir.

In 2024, the civilian labor force of the two-county area was over 21,000, as shown in Table 3.12. Of those, 794 were unemployed, with an unemployment rate of 7.2 percent. The unemployment rates of Franklin and Moore counties were similar at 3.8 and 3.4 percent respectively. The unemployment rate for the area was less than the national rate, but greater than the rate for the State (Tennessee Department of Labor and Workforce Development (TN LWD) 2024).

Table 3.12 Tims Ford Reservoir Area, Labor Force Data, 2024 Annual Average

County	Civilian Labor Force	Employment	Unemployment	Unemployment Rate
Franklin	18,379	17,683	696	3.8%
Moore	2,866	2,768	98	3.4%
Area Total	**21,245**	**20,451**	**794**	**3.7%**
Tennessee	3,420,373	3,303,023	117,350	3.4%
United States	168,11,000	161,94,000	7,200,000	4.2%

Source: U.S. Census, (USCB QuickFacts 2024); U.S. Bureau of Labor Statistics (2024); (TN LWD 2024).

Low-income individuals are those whose annual household income is less than two times the poverty level. The nationwide poverty level is determined annually by the USCB and varies by the size of family and number of related children under 18 years of age. The threshold for an individual under the age of 65 is an annual income of $15,650, and for a family of four it is an annual household income of $32,150 (U.S. Department of Health and Human Services 2025). Populations having an income level from one to two times the poverty level also have worse health overall than those with higher incomes (Centers for Disease Control and Prevention 2013).

Income levels within the area vary, with residents of Franklin County more likely to be in poverty and have lower income when compared to Moore County to the rest of Tennessee and the U.S. (Table 3.13).

Table 3.13 Tims Ford Reservoir Area, Population Characteristics, Income and Poverty

	Franklin	Moore	Tennessee	United States
Per capita income in past 12 months (in 2023 dollars), 2019-2023	$32,926	$37,193	$37,866	$43,289
Persons in poverty, percent	17.1	15.2	14.0	11.1
Population per square mile, 2020	77.1	50.0	167.6	93.8
White	91.9	94.1	78.4	75.3
Black or African American	4.9	2.4	16.5	13.7
American Indian or Native Alaskan	0.6	0.5	0.6	1.3
Asian	1.6	1.6	2.1	6.4
Native Hawaiian or Pacific Island	0.1	0.2	0.1	0.3
2 or more races	1.4	1.4	2.3	3.1
Hispanic or Latino	3.8	2.1	7.5	19.5

Source: USCB (2020); USCB American Community Survey (2023)

Income levels within the area vary, with residents of Franklin County more likely to be in poverty and have lower incomes when compared to Moore County, to the rest of Tennessee and the U.S. (Table 3.13).

Minority or low-income populations exist if either of the following conditions is met:

- The minority/low-income population of the impacted area exceeds 50 percent of the total population.
- The ratio of minority/low-income population is meaningfully greater (i.e., greater than or equal to 20 percent) than the minority population percentage in the general population or other appropriate unit of geographic analysis (i.e., the state level).

The southwestern region of the Tims Ford Reservoir has the highest concentration of lower-income residents. Ten total block groups among the two counties meet the criteria as low-income communities (Figure 3-2).

Providing accessible natural resources and recreational opportunities for the people of the Tennessee Valley is a key component of TVA's stewardship mission. These opportunities attract millions of visitors each year which has a positive direct and indirect impact on the local economies around the reservoirs (TVA 2016). Positive direct impacts include expenditures at marinas, hotels and other businesses. Indirect impacts of tourism affect most sectors of the economy including secondary sales, income and employment within the region.

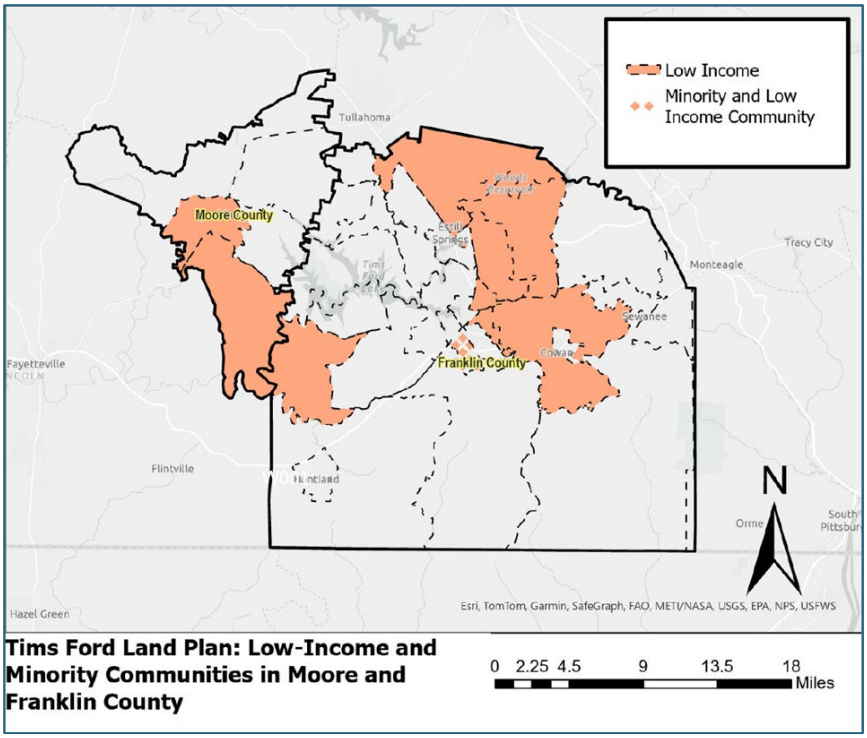


Figure 3-2 Tims Ford Reservoir Area, Low-Income and Minority Communities

3.13.2 Environmental Effects

Potential socioeconomic impacts of the 2026 RLMP would be associated with direct effects of jobs created by development on TVA-managed lands that would support future development (e.g., development of industrial facilities, campgrounds, marinas, etc.). Effects to socioeconomics could also occur because of changes in developed and dispersed

recreation opportunities, as well as changes in the overall attractiveness of the area as a place to live or visit. Additionally, there could be indirect effects associated with population growth in response to new development and changes in tax revenues, employment and property values.

3.13.2.1 Alternative A – No Action Alternative

Under Alternative A, the allocations with the most opportunities to impact socioeconomics are Zones 5, 6, 7 and 8. Under Alternative A, approximately 1,168.0 acres (24.9 percent) are allocated as Zones 5, 6, 7, and 8. Parcels allocated to Zones 3 and 4 (3,105.4 acres and 66 percent) would have a negligible impact to socioeconomics resulting from potential ecotourism. There would continue to be large amounts of TVA-managed land available to the public and no impacts that would measurably affect minorities or low-income residents would occur. The Zone 2 allocation would have no impact to socioeconomics.

3.13.2.2 Alternatives B and B1 - Proposed RLMP Alternatives (B1 Preferred)

Like Alternative A, the zone allocations that would likely have the most opportunities to impact socioeconomics are Zones 5, 6, 7 and 8. Under Alternative B those zones combined would decrease by 7.6 acres compared to the No Action Alternative and Alternative B1 would result in those zones decreasing by 6.7 acres compared to Alternative A. Thus, the Zone 5, 6, 7 and 8 allocation changes would result in nominal changes in socioeconomic outcomes.

There would be a minor decrease in lands allocated to Zone 3 and 4 by 59.7 acres (276.3 acres) under Alternative B and by 58.8 acres under Alternative B1. Under these alternatives, there would continue to be large amounts of land available to the public and there would be no measurable impacts to minorities or low-income residents.

3.13.2.3 Alternative C - Modified Zone 8 (Conservation Partnership)

Socioeconomic impacts associated with Alternative C would be similar to Alternatives B and B1, the Zone 5, 6, 7 and 8 allocation changes would result in nominal changes in socioeconomic outcomes. There would be no change in lands allocated to Zones 3 and 4 under Alternative B and a minor decrease in lands allocated to Zones 3 and 4 compared to Alternative B1, but there would continue to be large amounts of land available to the public. There would be no measurable impacts under this alternative to minorities or low-income residents.

3.13.2.4 Alternative D - Individual Water-Use Facilities with Restrictions

Alternative D would be substantially the same as Alternatives B and B1 except for a minor shift in acreage from Zone 3 to Zone 6 due to an expansion of Parcel 136 proposed for Zone 6. This could impact socioeconomics by providing additional recreation opportunities and potentially adding a minor economic value to the area due to the expansion of an existing developed recreation facility. Under Alternative D, there would continue to be large amounts of land available to the public, and there would be no impacts under this alternative that would measurably impact minorities or low-income residents.

3.14. Reasonably Foreseeable Future Impacts

Future impacts can result not only from possible actions of TVA in accordance with the proposed reallocation of lands under Alternatives A, B, B1 or C, but also from those of other agencies and the public. However, the assessment of potential impacts from land use allocations and allocation changes is inherent in the analyses performed for each of the resource sections considered in Chapter 3. Therefore, this analysis considers the effects of potential future actions by others based on general trends that are anticipated within the Tims Ford Reservoir area and the counties it is located in.

Anticipated trends within the region surrounding Tims Ford Reservoir include increased demand for developed and dispersed recreation opportunities, and further development of rural areas. It is expected that federal, state and local agencies as well as some conservation organizations will continue efforts to conserve natural resources while providing dispersed recreation opportunities and selected areas for accommodating developed recreation. On Tims Ford Reservoir, a large percentage of reservoir lands will continue to be allocated to Zones 3 and 4 and will be managed to protect and maintain their natural character. In addition, the construction of recreation amenities to accommodate dispersed and developed recreation would be subject to site specific environmental reviews and potential impacts associated with proposed actions would be subject to applicable BMPs and other mitigation actions to minimize potential impacts on sensitive resources. For these reasons, impacts related to developed and dispersed recreation are expected to be minor.

Regional resource quality is influenced by the aggregate actions of all landowners within the Upper Elk River watershed. For instance, increasing demand for recreational opportunities, and the conversion of undeveloped land for residential and commercial purposes all lend themselves to a possible impact on water quality. State agency efforts would also include reducing regional impacts to water quality through the total maximum daily load, water quality certifications, and other water quality programs. Shoreline development spurred by the desire for more recreational activities can cause increased impervious surfaces, extensive clearing and grading, and possible point source pollution to the reservoir. Development in the watershed on non-TVA-managed lands also has the potential to influence water quality within Tims Ford Reservoir by increasing pollutants that drain onto TVA-managed lands.

However, regulatory guidelines from state and federal governments, municipal/local programs, and TVA's monitoring programs help mitigate the magnitude of possible impacts, resulting in an expectation that impacts to environmental resources would be minor. For instance, planned or foreseeable developments would also be subject to environmental regulation (Clean Water Act jurisdiction), ensuring current and foreseeable wetland impacts are considered, permitted, and/or mitigated in accordance with wetland regulations. This regulatory oversight ensures maintenance of the integrity of the aquatic environment, including wetlands, within the Upper Elk River watershed long term. Future effects are considered in the Clean Water Act permitting process to ensure individual wetland impacts do not collectively result in degradation to the nation's waters, including

wetland resources. In addition, the Tims Ford RLMP has and would continue to emphasize the importance of wetland conservation and protection of wetland functions and values. Therefore, the proposed alternatives are not anticipated to contribute to detrimental future wetland impacts at the watershed scale. Similarly, floodplain development would be subject to floodplain regulations, as well as to TVA's Section 26a regulations and Flood Storage Loss Guideline and EO 11988, all of which serve to minimize adverse impacts to floodplains, residents, and property at the watershed scale.

New facilities with permitted discharges would be required to meet regulatory guidelines designed to prevent degradation of applicable water quality criteria, protection of endangered species, and preservation of cultural resources, among other factors. The efforts of federal and state water quality regulators, municipal/local programs, and others including TVA's own environmental monitoring programs would combine in an effort to offset threats to environmental resources from uncontrolled economic growth and development.

3.15. Unavoidable Adverse Environmental Effects

A decision on the proposed alternatives would not in itself result in unavoidable adverse effects because this is a programmatic planning document. Potential effects may occur later when future site-specific projects are proposed and implemented. Project-specific NEPA reviews will be conducted for proposed projects and unavoidable adverse effects would be determined at that time.

3.16. Relationship of Short-Term Uses and Long-Term Productivity

NEPA requires consideration of the "relationship between short-term uses of man's environment and the maintenance and enhancement of long-term productivity". For RLMPs, short-term uses generally are those that occur within a 10-year period, and long-term uses refer to later decades. Productivity is the capability of the land to provide beneficial outputs and values for future generations (e.g., industrial/business, recreational, or natural resource protection opportunities).

Generally, the reservoir land planning process results in few actions that adversely affect long-term productivity. Where practicable, TVA manages public lands for multiple uses, including recreation, natural resources, and protection of sensitive resources, for the goal of protecting these values for the public. Many of the proposed changes are to ensure that the allocation of land accurately reflects current land uses or property rights.

3.17. Irreversible and Irretrievable Commitments of Resources

An irreversible or irretrievable commitment of resources refers to impacts on or losses to resources that cannot be recovered or reversed. Irreversible is a term that describes the loss of future options and applies primarily to the effects of the use of nonrenewable resources that are only renewable over long periods of time. Irretrievable is a term that applies to the loss of production of renewable resources such as timber, agricultural land, or wildlife habitat because of the proposed action. The production lost is irretrievable, but the action is not irreversible. If the use changes, it is possible to resume production.

A decision on the proposed alternatives in this programmatic planning document would not in itself result in irreversible and irretrievable commitments. TVA reservoir land use zone allocations are not irreversible or irretrievable commitments as zone allocations can be changed. Potential effects may occur later when site-specific future projects are proposed and implemented. Project-specific NEPA reviews will be conducted for proposed projects and irreversible and irretrievable commitments will be determined at that time. For example, construction of project operation, industrial, and recreational facilities/structures would involve irreversible commitment of fuel, energy, and building material resources.

NEPA Compliance Certification

Consistent with 18 CFR 1318.106(e) and 1318.401(g), the Tennessee Valley Authority certifies that this document represents TVA's good-faith effort to fulfill the requirements of NEPA within the Congressional timeline established at NEPA Section 107(g) and according to page limits established at NEPA Section 107(e). In this document, TVA prioritizes documentation of the most important considerations based on its expert judgement. Any considerations addressed briefly or unaddressed are, in TVA's judgment, comparatively less substantive. In TVA's expert opinion, the factors mandated by NEPA have been thoroughly considered, and the analysis contained in this document is adequate to inform and reasonably explain TVA's final decision regarding the proposed federal action.

1/30/2026

Dawn Booker, Senior Manager
NEPA Compliance
Environment and Stewardship
Tennessee Valley Authority

Date Signed

APPENDIX A – PUBLIC COMMENTS AND TVA RESPONSES

#	Commenter Names	Comment or Summary of Comments	TVA Response to Comment
Support for Alternative A (No Action Alternative)			
1	Larry Jones, Phillip. Stephens	Commenters stated, without elaboration, that TVA should select Alternative A (the No Action Alternative) and continue to manage lands according to the 2000 Reservoir Land Management Plan.	Thank you for your comment. It has been noted by TVA.
2	Lytle Anderson	We want the zoning around the lake left as is. If the zoning is left alone, I still have a chance at getting a dock permit. Thanks!	Thank you for your comment. It has been noted by TVA. The planning team reviewed Parcel 20 and has determined that it qualifies for Zone 7 (with Restrictions). Please see the parcel description for more information.
3	Robert Blocker	I support Proposal "A" to include No Changes to the zone of my property. I have owned the property for over 30 years and do not want a change to Zone 4 for my property.	Thank you for your comment. It has been noted by TVA.
4	Bob Walker	I highly recommend Alternative A – No Action. I would say by far the primary issue on our beautiful lake is shoreline erosion, primarily from tree cutting in the newer subdivisions where it is strictly prohibited, wake boats, and a huge increase in boat traffic in general due to all of the new docks (both permitted and non-permitted). TVA should do a better job at managing shoreline tree cutting and unauthorized dock violations.	Updating the Tims Ford Land Plan will help TVA staff manage reservoir property. Updated maps will bring clarity on TVA-owned lands (State lands were previously mapped as well). Updating the information on grandfathered facilities will help not only TVA but TDEC and TWRA manage unauthorized facilities around the reservoir. There will also be a clear answer for what parcels can and cannot have facilities and paths forward on how to apply for facilities. TVA does have a process for managing violations and encroachments and will continue to utilize that process.
Support for Alternative B (Proposed RLMP Revisions)			

#	Commenter Names	Comment or Summary of Comments	TVA Response to Comment
5	Barry Solomon, Frank McGhee, Doris Crawford, Robert and Joy Applebaum, Roger Dellinger, Glen Glasner	Numerous commenters expressed support for TVA's proposed revisions to the Tims Ford Reservoir's Land Management Plan and how this allocation would potentially benefit their personal shoreline property. Some had specific questions about their shoreline access rights.	Thank you for your comment. It has been noted by TVA. And commenters with specific property questions have been provided responses individually by TVA staff.
6	Debbie Goodman	Would like to see the Zone 8 allocation removed because it is confusing how it is implemented.	Thank you for your comment. It has been noted by TVA.
Support for Alternative D (Shoreline Access with Restrictions)			
7	Ben Bean/Nexus PM Solutions, Josh Cornett, Christina Evangelista, Mark J. Evangelista, Gerald Ewell Jr., Jared Henley, Erika Konyndyk, Leith Konyndyk, Will Neiswender, Dan and Michelle Owens, Rex Richardson, Sarah Richardson	Numerous commenters expressed support for Alternative D and how this allocation would potentially benefit shoreline property owners. Most had specific interest in having individual water-use facilities instead of a community facility. Commenters also mention it is the simplest and fairest option for everyone.	TVA wants to be open and transparent to ensure that all former Zone 8 parcels are treated fairly. Additional information will be provided in the parcel descriptions. Parcel descriptions have been updated, and additional communications will be sent to affected backlying owners to ensure that clear guidance including options will be provided to those who might wish to proceed with an application.
Support for Undeveloped Shoreline and No More Development			
8	Anonymous, Tony Binion, Ricky and Jill Cook, Trina and Mark Ewald, Shelia Meadows	Commenters expressed support for undeveloped shoreline areas to stay natural to preserve beauty and are not in support of additional development on Tims Ford because it removes the natural beauty and strains the surrounding areas.	The RLMP is a programmatic planning document; development of any parcel would require further review. TVA cannot control development on private property which may also impact the natural beauty and the surrounding area. But on TVA-managed land, under Alternative B1 (Preferred Alternative), 65% (3,046.6 acres) would be allocated for Zones 3 and 4 (Sensitive Resource Management and Natural Resource Conservation).
Comments on Specific Areas or TVA Reservoir Parcels			

#	Commenter Names	Comment or Summary of Comments	TVA Response to Comment
9	Tara Hays	Barefoot Bay - I am writing for consideration that Barefoot Bay neighborhood be zoned approved for docks. Either a community dock or individual. It is no longer commercial land and is residential. Thank you!!	TVA has proposed a new allocation for the parcel; TVA does recognize that the backlying land is not utilized as it was intended in 2000. However, the TVA Land Policy prevents the allocation to Zone 7 (Shoreline Access) because the area does not have any prior history/policy of residential permitting or deeded rights for water-use facilities. For this reason, the parcel has been proposed for allocation to Zone 4 (Natural Resource Conservation).
10	Grant and Kimberly Hubbard	Little Hurricane Creek – Commenters submitted a petition to change the allocation of the shoreline property adjacent to their lots to Zone 7 (Shoreline Access).	The TVA Land Policy prevents the allocation to Zone 7 (Shoreline Access) because the area does not have any prior history/policy of residential permitting or deeded rights for water-use facilities. Additionally, in this case, the majority of the adjacent property belongs to TWRA, not TVA. The TWRA property is managed as part of the Owl Hollow Mill Wildlife Management Area and the adjacent TVA property is therefore allocated as Zone 4 (Natural Resource Conservation).
11	Laura and Bob Qualman, Qualman Tree Farm	Parcel 4 – Requested addition of temporary small dock or mooring posts for safer access to their boat and to clear a designated corridor of trees for a better view of Tims Ford.	In order to request a dock, mooring posts, or vegetation management, the TVA property would need to be allocated Zone 7 (Shoreline Access). The TVA Land Policy prevents the allocation to Zone 7 (Shoreline Access) because the area does not have any prior history/policy of residential permitting or deeded rights for water-use facilities. Additionally, in this case, the adjacent property belongs to TDEC, not TVA. The TDEC property is managed as part of the Tims Ford State Park and the adjacent TVA property is therefore allocated as Zone 6 (Developed Recreation).

#	Commenter Names	Comment or Summary of Comments	TVA Response to Comment
12	Daniel P. Boshers	Parcel 4 – Majors Point Subdivision. Opposed to TVA allowing hunting on the Zone 4 (Natural Resource Conservation) property near their home for safety purposes and recommends a ½ mile buffer on Zone 4 property near residences. Commenter also requested consideration to change the allocation from Zone 4 to Zone 7 to allow for water use facilities for Majors Point.	TVA does not manage hunting. TVA looks to State and local laws or, where appropriate, State agencies such as TWRA to manage hunting on TVA property. Hunters must follow all State and local laws while on TVA property. The TVA Land Policy prevents the allocation to Zone 7 (Shoreline Access) because the area does not have any prior history/policy of residential permitting or deeded rights for water-use facilities.
13	Dave Matheson	Parcel 47. Commenter is requesting permission for a private water use facility rather than a community water use facility due to property size constraints.	See response to comment 7.
14	Leith Konyndyk	Parcel 48. The commenter describes having issues with TWRA land management and accessing the water across Parcel 48. Commenter is requesting a portion of Parcel 48 (Zone 4) to be allocated as Zone 7 (Shoreline Access) and considered for a private water use facility.	The TVA Land Policy prevents the allocation to Zone 7 (Shoreline Access) because the area does not have any prior history/policy of residential permitting or deeded rights for water-use facilities. Additionally, in this case, the adjacent property belongs to TWRA, not TVA. The TWRA property is managed as part of the Owl Hollow Mill Wildlife Management Area and the adjacent TVA property is therefore allocated as Zone 4 (Natural Resource Conservation).
15	Mike Thilmony	Parcel 48. Commenter lives adjacent to TWRA property and is requesting consideration to change Parcel 48 (Zone 4) to Zone 7 (Shoreline Access) and indicated TERDA provided approval for a water use facility in the past upon construction of a permanent residence.	The TVA Land Policy prevents the allocation to Zone 7 (Shoreline Access) because the area does not have any prior history/policy of residential permitting or deeded rights for water-use facilities. Additionally, in this case, the adjacent property belongs to TWRA and is managed as part of the Owl Hollow Mill Wildlife Management Area. The adjacent TVA property is therefore allocated as Zone 4 (Natural Resource Conservation). TVA

#	Commenter Names	Comment or Summary of Comments	TVA Response to Comment
			must have a TERDA license as form of an approval. The TERDA letter that the commenter provided is not an approval.
16	Erica Chessor/REC Development	Parcel 52a/52b. Requested that Parcel 52a/52b should be rejoined into a single parcel and that the number of allowable boat slips be based on amount of shoreline only, not number of adjacent lots.	TVA reviewed the specific situation around Parcel 52a and Parcel 52b and has determined that the parcels must remain separate due to the history of the existing subdivisions. TVA also reviewed the criteria for community facilities and while the determination cannot be made solely on the amount of shoreline, adjustments to community facility criteria have been made for clarity and to ensure that they can be easily implemented.
17	Stefanie Jones	Parcel 62. Indicated that they would like a private water use facility. The parcel is currently allocated as Zone 8 and the new proposed allocations are Zone 4 or Zone 7.	The allocation for this parcel would be a Zone 7 (Shoreline Access) with Restrictions under TVA's preferred alternative. Additional communications will be sent out to explain the final restrictions and parcel descriptions have also been updated with additional information.
18	Robert Chaney, Tommy Jackson, Lee Maddux, Patrick O'Neal	Parcel 67 (2025) aka. Parcel 46 (2000). Opposed to development in the Holt's Hollow area of Parcel 67 and have requested it be allocated as Zone 4 (Natural Resource Conservation) to preserve natural beauty. Commenters expressed safety concerns about a potential increase in boating traffic in that area and that the lake is overcrowded.	The RLMP is a programmatic planning document. Parcel 67 was set aside for TDEC to develop residentially and would only be developed with community facilities. If that parcel were to be developed, a site-specific environmental review would be conducted with the specific proposed plans and any public safety concerns would be addressed at that time.

#	Commenter Names	Comment or Summary of Comments	TVA Response to Comment
19	Bear Bend Subdivision Residents	Parcels 86 and 87 – Bear Bend. Requesting all shoreline property in front of Bear Bend be allocated as Zone 7. Bear Bend is currently split between Zones 4 and 8 and these allocations are confusing and cause inconsistency and inequitable shoreline access.	The TVA Land Policy prevents the allocation to Zone 7 (Shoreline Access) because the area does not have any prior history/policy of residential permitting or deeded rights for water-use facilities. The subdivision was developed after the 2000 Tims Ford RLMP. TVA does not have any control over how the subdivision was platted.
20	Jackie Dollar, Judi Zummach	Parcel 108 (aka Parcel 71). Requesting the portion fronting their lot to be changed from Zone 4 to Zone 7.	This parcel is between two Zone 8 (Conservation Partnership) parcels in the 2000 Tims Ford RLMP. This area did not meet the criteria under the 2000 RLMP to become a Zone 8 parcel. Under TVA's policies, the parcel cannot be reallocated. The TVA Land Policy prevents the creation of new residential shoreline. The parcel does not have any prior history/policy of residential permitting or deeded rights for water-use facilities that might allow for a change.
21	Zane Hollowell	Parcel 111. Supports Alternative D and has expressed concerns about losing shoreline access rights due to the proposed change property from Zone 7 to Zone 4. Concerns include inability to have a new dock instead of the existing pier and concerns about who could handle the management of the shoreline property is prone to drainage issues.	See response to comment 7.
22	Roger Dellinger, Craig Dugan, Robyn Dugan, Glen Glasner, Mike Kidd, Teresa Kidd, Clarence Laferty, Crystal Laferty, Chris McCormick, Tina Nicholson, Jeffrey L Smith, Ronald White, Suedana White	Parcel 114 – Bell Acres. Commenters would like the parcel to be allocated as Zone 7 and not as Zone 8 because it is complicated how it is implemented, guidelines are not practicable in many cases, and it is inequitable to landowners. Some commenters are in support of Alternative D which would allow for private water use	See response to comment 7.

#	Commenter Names	Comment or Summary of Comments	TVA Response to Comment
		facilities with restrictions while some commenters are asking for no restrictions.	
23	James Kevin Wiseman	Parcel 121. Proposing public multi-use trails to promote recreation, health, and connectivity for residents and visitors. Clean usable trails for walking, biking, bikepacking, bird watching, geocaching and other non-motorized activities would enhance the community's quality of life, support environmental sustainability, and boost local economic activity. Commenter provided a detailed plan to collaborate with TVA and the community to implement the request.	The proposal for the trail is outside of the scope of the lands plan but may be separately considered by TVA. No changes to the draft Tims Ford Reservoir Land Management Plan would be necessary for TVA to consider the trail.
24	Andy Wilson	Parcel 122. Described issues from public recreational use of the property and requested to purchase a portion of or all of the parcel from TVA.	TVA generally does not sell reservoir lands per the TVA Land Policy. TVA does have the TVA Public Land Rules and non-emergency issues on public land can be referred to the Public Land Information Center at plic@tva.gov.
25	Eva Austin	Parcel 124. Requesting a portion of the parcel be changed to Zone 7 to allow for a private water use facility.	The TVA Land Policy prevents the allocation to Zone 7 (Shoreline Access) because the area does not have any prior history/policy of residential permitting or deeded rights for water-use facilities.
26	Gerald Ewell Jr.	Parcel 133. I think my parcel should be reallocated or combined with parcel 131. It was originally part of Driver's Hill Subdivision, no different from the area which adjoins it to the north. It is from 33-2-29 through 33-2-	TVA has reviewed the situation and the plat provided and has determined that the parcel was not part of Driver’s Hill Subdivision. The Zone 7 area as currently allocated correctly represents the Driver’s Hill Subdivision. The TVA Land Policy

#	Commenter Names	Comment or Summary of Comments	TVA Response to Comment
		33. It is totally irrational to include it with property on the other side of the bridge. It is [identical] to the parcel immediately to the north. There are no more "sensitive resources" on it than on the property to the north. It is no less a part of Driver's Hill than the parcel changed in 01(2013 XTMFR-88PT).	prevents the allocation to Zone 7 (Shoreline Access) because the area does not have any prior history/policy of residential permitting or deeded rights for water-use facilities.
27	Dawn Alldredge	Parcel 137. Expressed safety concerns due to the steep terrain if the public were to access the parcel or potential damage to the vegetation if it were used by the public.	The parcel is public land which the public may access at their own risk. Due to terrain, members of the public would be more likely to visit other public lands.
28	Felicia and Tim Wright	Parcel 143. I own property in Parcel 143. I have a concern about the ability for people to camp on the TVA land between my house and the water. I need this to be zoned in a manner which allows me to utilize the property that discourages interlopers from camping, building fires and docking their boat on the TVA land directly behind my house.	The TVA Land Policy prevents the allocation to Zone 7 (Shoreline Access) because the area does not have any prior history/policy of residential permitting or deeded rights for water-use facilities. Furthermore, TVA land on the reservoir, including the parcel at issue, is public and open for public use subject to TVA Public Land Rules.
29	Steve Woodward	Parcel 152. Expressed interest in having shoreline access so that they may have a private water use facility.	The TVA Land Policy prevents the allocation to Zone 7 (Shoreline Access) because the area does not have any prior history/policy of residential permitting or deeded rights for water-use facilities.
30	Tom and Lindsey Wright	Parcel 158. Indicated they would like a private water use facility and that they would want to continue to work out a conservation easement with TVA.	There is no longer an option for a conservation easement at this location. Additionally, the TVA Land Policy prevents the allocation to Zone 7 (Shoreline Access) because the area does not have any prior history/policy of residential permitting or deeded rights for water-use facilities.

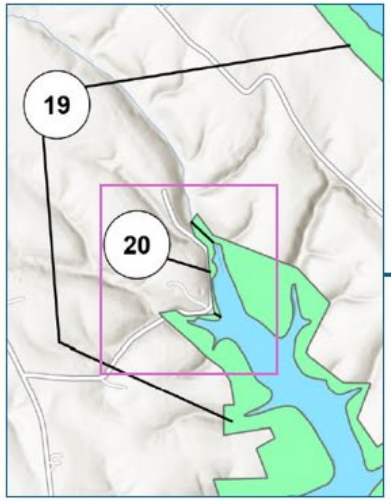
#	Commenter Names	Comment or Summary of Comments	TVA Response to Comment
Other Comments			
31	Janine Casey	Expressed concerns that some water use facilities are not properly permitted and that TVA enforce dock rules better.	Updating the Tims Ford Reservoir Land Management Plan will help TVA staff manage Tims Ford. Updated maps will bring clarity on TVA owned lands (State lands were previously mapped as well), updating the information on grandfathered facilities will help not only TVA but TDEC and TWRA manage unauthorized facilities around the reservoir, and there will now be a clear answer for what parcels can and cannot have facilities. TVA does have a process for managing violations and encroachments and will continue to utilize that process.
26	John Casey	With the potential change of parcels from Zone 8 to Zone 7 (with Restrictions) there very well might be an increase in work load related to the 26a permitting process. You folks are already busy, how can you accommodate this increase in permitting activity?	TVA permitting staff work across the valley to accommodate peaks in workload. Additionally, training will ensure that staff are well prepared and educated for a smooth transition to the updated Tims Ford Reservoir Land Management Plan.
27	Patrick O'Neal	What is badly needed is an update to the maps for the land that is already developed for homes on Tims Ford. Please add these in another color along with the maps concerned with changes. Unless one is a full time resident, many people don't know that most of the developed land is the eastern half of the lake. This should be easy and ASAP.	TVA has chosen not to provide this map. Aerial maps are already available that can show this information over time whereas if a map was prepared for the lands plan only, it would be a snap-shot in time and would be out-of-date in a very short amount of time.

APPENDIX B – ALLOCATION CHANGE MAPS FOR ALTERNATIVE B1 - PROPOSED RLMP ALTERNATIVE (PREFERRED)

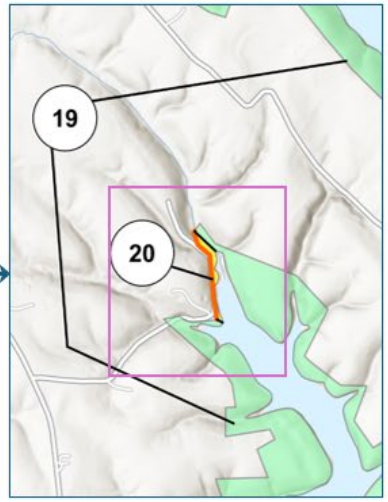
Parcel 20

Location: Panel 1, Franklin County

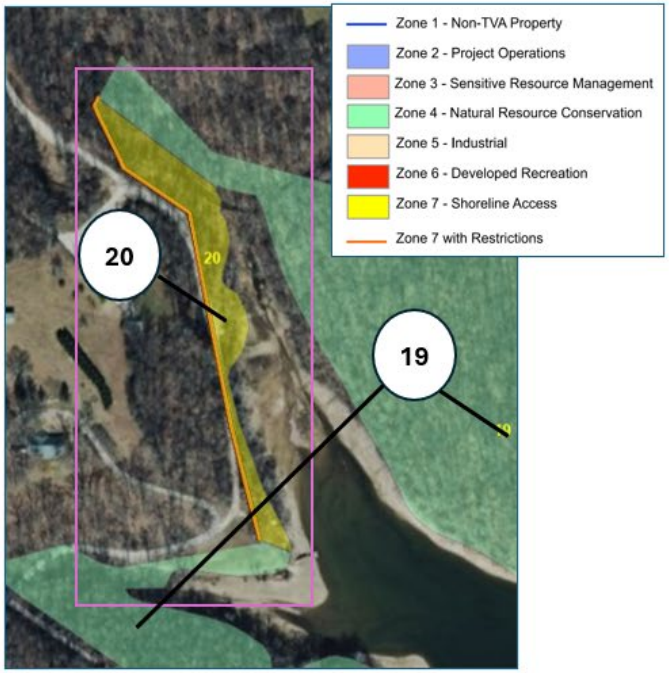
Revision: Entire Parcel 20 (1.19 acres) revised from Zone 4 (left) to Zone 7 with Restrictions (right) due to the northern portion of the tract adjoining TVA on the other side of existing road. Some lot owners may be asked to provide surveys to show that they directly adjoin TVA to prove eligibility for water-use facilities.



2025 Draft RLMP
Alternative B
(Preferred Alternative)



2026 Final RLMP
Alternative B-1
(Modified Preferred Alternative)

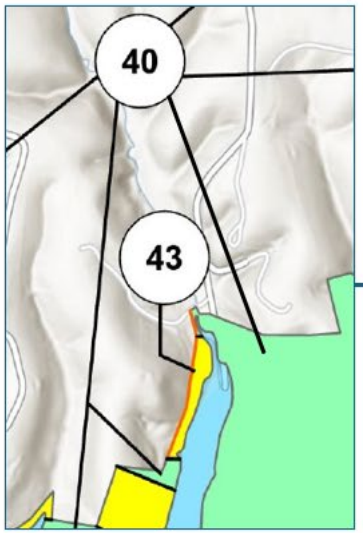


2026 Final RLMP
Alternative B-1
(Modified Preferred Alternative)

Parcels 40 and 43

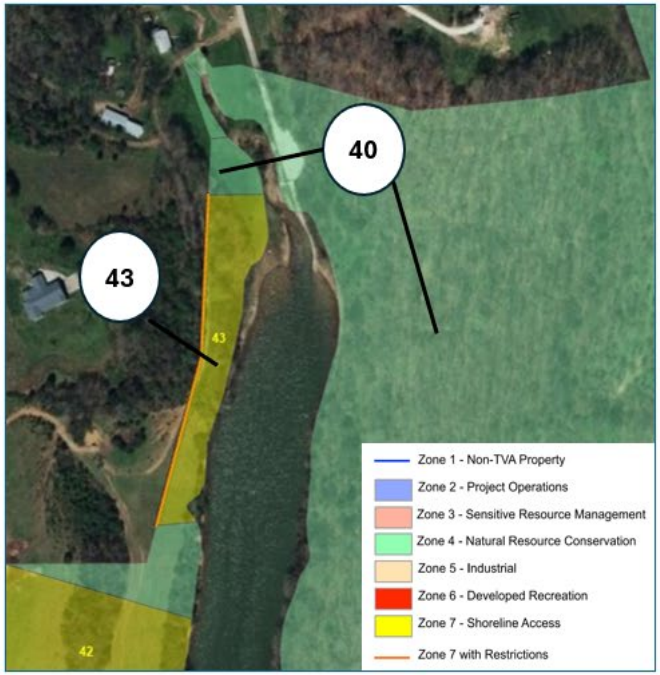
Location: Panel 1, Franklin County

Revisions: Cut line between Parcels 40 and 43 adjusted by 0.33 acre to reflect lack of usable water space in the back of a shallow cove (no type of water-use facility could be located in the affected area). The cutline move does not remove rights for any backlying owner. The 0.33-acre portion would shift from Parcel 43 (Zone 7) to Parcel 40 (Zone 4).



2025 Draft RLMP
Alternative B
(Preferred Alternative)

2026 Final RLMP
Alternative B-1
(Modified Preferred Alternative)



2026 Final RLMP
Alternative B-1
(Modified Preferred Alternative)

APPENDIX C – ALLOCATION CHANGES FOR ALTERNATIVE B – PROPOSED RLMP ALTERNATIVE

Table C-1 Proposed Parcel Allocation Changes Under Alternative B

2000 RLMP Parcel Number	2000 RLMP Acreage & Zone Allocation[5]	Proposed 2026 RLMP Parcel Number	Proposed Acreage Change & Allocation	Reason for Proposed Change
NA- Road ROW (41A)	NA Zone 0	94	6.7 acres Zone 2	Portion proposed for allocation to Zone 2 for existing road ROWs.
NA-22/22-4	NA Zone 0	30	0.2 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROWs.
NA-26-1/26	NA Zone 0	38	0.1 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROWs.
NA-59/59A	NA Zone 0	91	0.3 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROWs.
NA-77 ROW	NA Zone 0	149	0.2 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROWs.
NA-82 ROW	NA Zone 0	123	2.3 acres Zone 2	Portion proposed for allocation to Zone 2 for existing road ROWs.
NA-69 Road ROW (S)	NA Zone 0	103	0.3 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROWs.
NA-69 ROW (N)	NA Zone 0	103	0.2 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROWs.
NA - 82 ROW	NA Zone 0	123	2.3 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROWs.
NA-86 Road ROW	NA Zone 0	123	0.2 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROWs.
NA-SP 17/18	NA Zone 6	17	0.8 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROWs.
NA-SP 8/10	1.8 acres Zone 6	11	0.4 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROWs.
NA-Taylor Creek	8.9 acres Zone 7	84	0.2 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROWs.
NA-Winchester City Park	79.3 acres Zone 6	123	3.3 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROWs.
NA-Adj Railroad	NA Zone 0	133	1.9 acres Zone 3	Adjacent tract is proposed for allocation to Zone 3. Will be merged with adjacent parcel.
NA-Islands	NA Zone 0	97	3.5 acres Zone 3	Adjacent tract is proposed for allocation to Zone 3. Will be merged with adjacent parcel.
NA-22/22-4	NA Zone 0	30	1.5 acres Zone 4	Adjacent tract is proposed for allocation to Zone 4. Will be merged with adjacent parcel.
NA-24	NA Zone 0	34	0.7 acre Zone 4	Adjacent tract is proposed for allocation to Zone 4. Will be merged with adjacent parcel.

[5] 2000 RLMP acreage differs from current acreage because 1) the 2000 RLMP acreage planned TVA and State lands, and 2) the acreage only accounted for lands above the 895-foot contour. The new plan accounts for only TVA lands both above and below the 895-foot contour.

2000 RLMP Parcel Number	2000 RLMP Acreage & Zone Allocation[5]	Proposed 2026 RLMP Parcel Number	Proposed Acreage Change & Allocation	Reason for Proposed Change
NA-88	NA Zone 0	133	0.1 acre Zone 3	Adjacent tract is proposed for allocation to Zone 4. Will be merged with adjacent parcel.
NA-Islands	NA Zone 0	122	1.5 acres Zone 6	Proposed for Zone 6 as islands are part of Winchester City Park
NA-Tims Ford Marina	NA Zone 0	18	2.2 acres Zone 6	Proposed for Zone 6 due to existing commercial marina and campground operation.
7	156.5 acres Zone 7	8	13.8 acre Zone 5	Proposed to correct a mapping error.
7A	0.2 acre Zone 5	9	0.2 acre Zone 7	Proposed to correct a mapping error.
8	186.5 acres Zone 4	11	7.9 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROWs.
8-2	0.6 acre Zone 8	13	2.0 acre Zone 4	Road adjoins TVA property making parcel ineligible for Zone 7 (with Restrictions) allocation.
15	198.6 acres Zone 3	158	223.9 acres Zone 4	Entire Zone 3 proposed for reallocation to Zone 4 due to a lack of known sensitive resources currently documented. This parcel will be merged with adjacent parcels for better management.
20	497.3 acres Zone 4	21	6.0 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROWs.
22	44.3 acres Zone 4	28	3.0 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROWs.
22-3	0.8 acre Zone 8	25 30	0.7 acre Zone 4 0.05 acre Zone 2	Proposed reallocation to Zone 2 for existing road ROW and proposed reallocation to Zone 4 for TVA-managed lands behind the road where there is no access to the water.
23	23.6 acres Zone 6	28	0.4 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROWs.
28	2,474.9 acres Zone 4	44	0.6 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROWs.
28-1	1.0 acre Zone 8	43 40	2.05 acre Zone 7 (with Restrictions) 0.11 acre Zone 4	Parcel is in a narrow cove. Parcel was reduced in size, reverting only a portion of the parcel to Zone 4 to allow the remaining piece to qualify for Zone 7 (with Restrictions).
31	176.1 acres Zone 7	21	0.1 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROW.
32	89.3 acres Zone 6	21	0.1 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROW.

2000 RLMP Parcel Number	2000 RLMP Acreage & Zone Allocation[5]	Proposed 2026 RLMP Parcel Number	Proposed Acreage Change & Allocation	Reason for Proposed Change
39	45.8 acres Zone 4	48	0.3 acre Zone 7	Portion proposed for reallocation to Zone 7 where existing, platted subdivision exists with a history of permitting to correct an administrative error from the 2000 RLMP.
39-1	0.4 acre Zone 8	56	0.5 acre Zone 4	Backlying owners have already been accommodated with facilities through alternative means and Zone 8 allocation is not needed.
40	82.0 acres Zone 4	60	0.7 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROWs.
41	461.7 acres Zone 3	48	40.0 acres Zone 4	Entire Zone 3 proposed for reallocation to Zone 4 due to a lack of known sensitive resources currently documented and management by Tennessee Wildlife Resources Agency (TWRA) (alignment with current lands planning practices). This parcel will be merged with adjacent parcels for better management.
43	83.3 acres Zone 3	48	7.2 acres Zone 4	Entire Zone 3 proposed for reallocation to Zone 4 due to a lack of known sensitive resources currently documented. This parcel will be merged with adjacent parcels for better management.
50	8.3 acres Zone 4	73	0.7 acre Zone 2	Portion of Zone 4 proposed for allocation to Zone 2 for existing road ROWs.
53	29.5 acres Zone 3	77	46.5 acres Zone 4	Entire Zone 3 proposed for reallocation to Zone 4 due to a lack of known sensitive resources currently documented. This parcel will be merged with adjacent parcels for better management.
55	7.7 acres Zone 6	84	0.1 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROW.
56	14.5 acres Zone 7	84	0.1 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROW.
59	19.7 acres Zone 4	91	1.22 acres Zone 2	Portion proposed for allocation to Zone 2 for existing road ROW.
59A	0.9 acres Zone 7	91	0.2 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROW.
59A	0.9 acres Zone 7	92	0.1 acre Zone 6	Portion proposed for reallocation to Zone 6 to support the entrance to an existing public recreation

2000 RLMP Parcel Number	2000 RLMP Acreage & Zone Allocation[5]	Proposed 2026 RLMP Parcel Number	Proposed Acreage Change & Allocation	Reason for Proposed Change
				development (Taylor Creek Greenway).
60	4.7 acres Zone 7	94	0.3 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROW.
61	22.6 acres Zone 6	91	0.002 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROW.
62	3.7 acres Zone 4	95	0.8 acre Zone 6	Portion proposed for reallocation to Zone 6 to support existing backlying public recreation use (Estill Springs City Park).
63	230.2 acres Zone 3	98	22.8 acres Zone 2	Portion proposed for reallocation to Zone 2 for existing road and transmission line ROWs.
66	13.8 acres Zone 4	94	1.3 acres Zone 2	Portion proposed for allocation to Zone 2 for existing road ROWs.
68	5.4 acres Zone 7	103	0.1 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROW.
69	12.5 acres Zone 4	103	0.9 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROWs.
70	4.2 acres Zone 3	106	0.8 acre Zone 7	Portion of Zone 3 proposed for reallocation to Zone 7 where existing, platted subdivision exists with a history of permitting to correct an administrative error from the 2000 RLMP.
73-1	0.9 acre Zone 8	117 118	0.15 acre Zone 6	Portions of TVA-managed land fronting existing Camp Riva reallocated to Zone 6 consistent with Developed Recreation allocation.
73-2	0.7 acre Zone 8	116 117	0.8 acre Zone 6	Portions of TVA-managed land fronting existing Camp Riva reallocated to Zone 6 consistent with Developed Recreation allocation.
75	112.0 acres Zone 4	70	8.6 acres Zone 2	Portion proposed for allocation to Zone 2 for existing road ROW and a public water intake.
75	112.0 acres Zone 4	71	3.1 acres Zone 6	Portion proposed for reallocation to Zone 6 to support the development of a public access area (currently informal recreation access).
75	112.0 acres Zone 4	69	0.1 acre Zone 7	Portion proposed for reallocation to Zone 7 where existing, platted subdivision exists with a history of permitting.
77	59.3 acres Zone 4	149	11.8 acres Zone 2	Portion proposed for reallocation to Zone 2 for existing road and transmission line ROWs.

2000 RLMP Parcel Number	2000 RLMP Acreage & Zone Allocation[5]	Proposed 2026 RLMP Parcel Number	Proposed Acreage Change & Allocation	Reason for Proposed Change
78	12.8 acres Zone 5	143	4.0 acres Zone 4	Entire Zone 5 proposed for reallocation to Zone 4 due to a change in the backlying land use to residential with no land rights to allow for private water-use facilities.
79	27.6 acres Zone 6	142	0.9 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROW.
80	23.7 acres Zone 6	123	0.6 acre Zone 2	Portion proposed for reallocation to Zone 2 for existing road and transmission line ROWs.
83	5.5 acres Zone 5	139	2.5 acres Zone 2	Portion proposed for allocation to Zone 2 for existing public operations (TWRA).
83	5.5 acres Zone 5	137	2.1 acres Zone 4	Portion proposed for reallocation to Zone 4 due to a change in the backlying land use to residential with no land rights to allow for private water-use facilities.
84B	2.1 acres Zone 7	130	0.1 acre Zone 6	Portion of Zone 7 proposed for reallocation to Zone 6 to support an existing public launching ramp.
85	8.7 acres Zone 4	130	0.2 acre Zone 6	Portion proposed for reallocation to Zone 6 to support an existing public launching ramp.
85	8.7 acres Zone 4	128	0.9 acre Zone 2	Portion proposed for allocation to Zone 2 for existing road ROW.
86	9.7 acres Zone 4	123	1.2 acres Zone 2	Portion proposed for reallocation to Zone 2 for existing road and transmission line ROWs.
88	23.5 acres Zone 4	134	0.1 acre Zone 7	Portion proposed for reallocation to Zone 7 where there is a history of permitting, immediately adjacent to an existing Zone 7. This is consistent with current land planning practices.
88	23.5 acres Zone 4	136	5.2 acres Zone 6	Portion proposed for reallocation to Zone 6 to support the maintenance and possible expansion of existing public access area with limited facilities.
88	23.5 acres Zone 4	133	45.3 acres Zone 3	Portion proposed for reallocation to Zone 3 due to the presence of sensitive resources.
88b	4.1 acres Zone 4	133	4.1 acres Zone 3	Entire Zone 4 proposed for reallocation to Zone 3 due to the presence of sensitive resources and adjacent tracts proposed allocation to Zone 3. This tract will be merged with adjacent parcel.

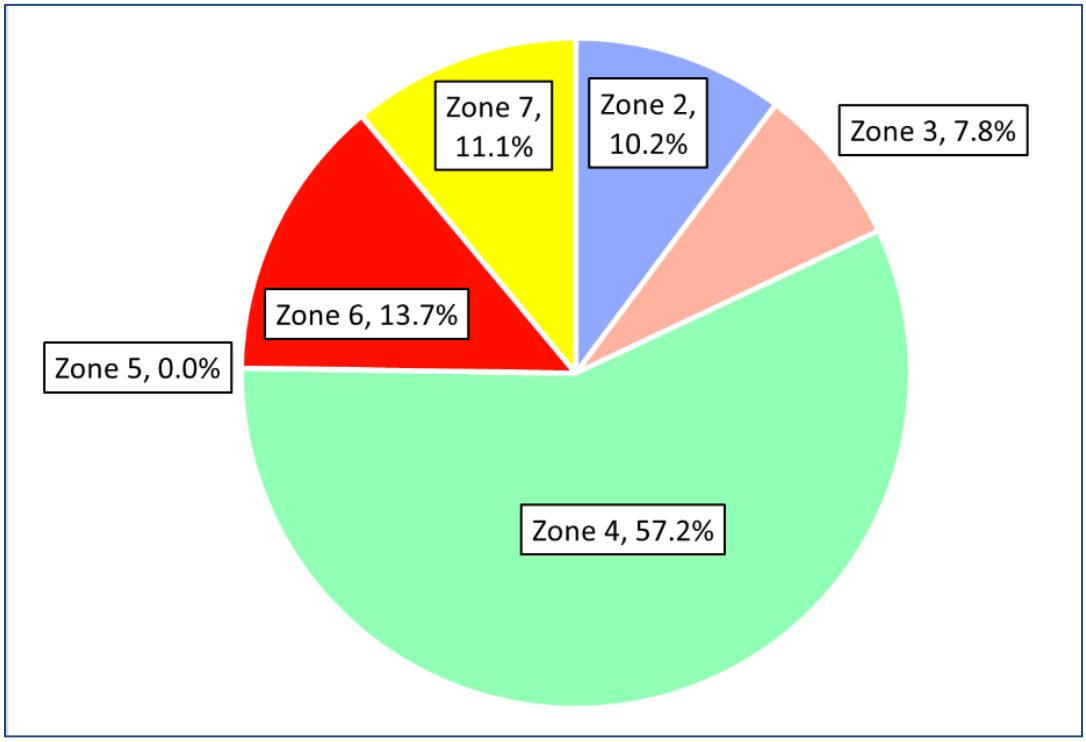


Figure C-1. Percent of Tims Ford Acreage Allocated by Zone (Alternative B)

APPENDIX D – ALLOCATION CHANGES FOR ALTERNATIVE B1 – PROPOSED RLMP ALTERNATIVE (PREFERRED)

Table D-1 Proposed Parcel Allocation Changes Under Alternative B1

2000 RLMP Parcel Number	2000 RLMP Acreage & Zone Allocation	Proposed 2026 RLMP Parcel Number	Proposed Acreage Change & Allocation	Reason for Proposed Change
6-1	0.4 acre Zone 8	7	0.9 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
8-1	1.2 acres Zone 8	14	2.1 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
18-1	0.4 acre Zone 8	155	0.7 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
18-2	0.4 acre Zone 8	154	0.8 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
20-1	0.1 acre Zone 8	22	0.2 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
20-2	0.3 acre Zone 8	23	0.7 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
20-3	0.3 acre Zone 8	20	1.2 acres Zone 7 (with Restrictions)	Changed 1.2 acres from Zone 4 to Zone 7 (with Restrictions) due to the northern portion of the parcel adjoining TVA property previously thought to be separated from TVA property by an existing road. This is a an updated change from the 2025 draft EA and RLMP.
22-1	0.3 acre Zone 8	26	0.5 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) in Appendix G.
22-2	0.4 acre Zone 8	27	0.7 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) in Appendix G.
22-3	0.8 acre Zone 8	29	3.2 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) in Appendix G.
22-4	0.3 acre Zone 8	31	0.7 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
22-5	0.6 acre Zone 8	32	1.0 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
26-1	1.4 acres Zone 8	37	3.3 acre Zone 7 (with Restrictions)	Zone 8 parcel proposed for reallocation to Zone 7 (with Restrictions) as outlined in Appendix G.
28-1	1.0 acre Zone 8	40 43	1.7 acres Zone 7 (with Restrictions)	Parcel boundary has been adjusted since the 2025 draft EA and RLMP by 0.33 acre to reflect the lack of water in the back of

2000 RLMP Parcel Number	2000 RLMP Acreage & Zone Allocation	Proposed 2026 RLMP Parcel Number	Proposed Acreage Change & Allocation	Reason for Proposed Change
			0.44 acre Zone 4	the cove (Parcel 43).The boundary move does not remove shoreline access rights for any backlying landowner. See Appendix G for Zone 7 (with Restrictions) information.
28-2	0.3 acre Zone 8	41	0.7 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) in Appendix G.
33-1	0.8 acre Zone 8	47	2.7 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
34-1	1.4 acre Zone 8	52A 52B	1.5 acre Zone 7 (with Restrictions) 1.1 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
34-2	0.1 acre Zone 8	51	0.4 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
39-2	0.2 acre Zone 8	57	0.3 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
40-1	0.6 acre Zone 8	64	0.9 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
40-2	0.3 acre Zone 8	63	0.4 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
40-3	1.9 acre Zone 8	62	3.4 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
40-4	0.2 acre Zone 8	61	0.42 acre Zone 7 (with Restrictions	Proposed for Zone 7 (with Restrictions) as in Appendix G.
40-5	0.5 acre Zone 8	58	1.01 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
50-1	0.7 acre Zone 8	73 74	0.26 acre Zone 4 0.88 acre Zone 7 (with Restrictions)	Parcel is in a narrow cove. Parcel was reduced in size, reverting only a portion of the parcel to Zone 4 to allow the remaining portion eligible for Zone 7 (with Restrictions) allocation. See Appendix G for details about Restrictions.
50-2	0.4 acre Zone 8	75	0.72 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.

2000 RLMP Parcel Number	2000 RLMP Acreage & Zone Allocation	Proposed 2026 RLMP Parcel Number	Proposed Acreage Change & Allocation	Reason for Proposed Change
52-1	0.6 acre Zone 8	78	1.19 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
52-2	0.8 acre Zone 8	77 79	0.48 acre Zone 4 0.91 acre Zone 7 (with Restrictions)	Parcel is in a narrow cove. Parcel was reduced in size, reverting only a portion of the parcel to Zone 4 to allow the remaining portion eligible for Zone 7 (with Restrictions) allocation.
52-3	0.5 acre Zone 8	80	1.08 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
52-4	0.9 acre Zone 8	81	1.54 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
57-1	1.2 acres Zone 8	86	1.62 acres Zone 4	Proposed for Zone 7 (with Restrictions) as in Appendix G.
57-2	1.5 acres Zone 8	88	2.64 acres Zone 4	Proposed for Zone 7 (with Restrictions) as in Appendix G.
66-1	0.5 acre Zone 8	100	1.33 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
69-1	0.2 acre Zone 8	105	0.31 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
71-1	1.2 acres Zone 8	114	2.36 acres Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
71-2	0.5 acre Zone 8	113	0.7 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
71-3	1.4 acres Zone 8	111	2.43 acres Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
71-4	0.5 acre Zone 8	110	0.99 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
71-5	0.4 acre Zone 8	109	1.01 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
73-1	0.9 acre Zone 8	118	1.39 acre Zone 7 (with Restrictions)	Portions of original parcel that does not front Camp Riva proposed for reallocation to Zone 7 (with Restrictions) as outlined in Appendix G.
73-2	0.7 acre Zone 8	116	0.48 acre Zone 7 (with Restrictions)	Portions of original parcel that does not front Camp Riva proposed for reallocation to Zone 7 (with Restrictions) as outlined in Appendix G.

2000 RLMP Parcel Number	2000 RLMP Acreage & Zone Allocation	Proposed 2026 RLMP Parcel Number	Proposed Acreage Change & Allocation	Reason for Proposed Change
77-1	0.2 acre Zone 8	146	0.48 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
77-2	1.1 acre Zone 8	145	1.75 acres Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
77-3	0.2 acre Zone 8	144	0.32 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
81-1	0.8 acre Zone 8	138	1.8 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
86-1	0.2 acre Zone 8	125	0.8 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
86-2	1.1 acres Zone 8	127	2.1 acres Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.
88-2	0.4 acre Zone 8	135	1.8 acre Zone 7 (with Restrictions)	Proposed for Zone 7 (with Restrictions) as in Appendix G.

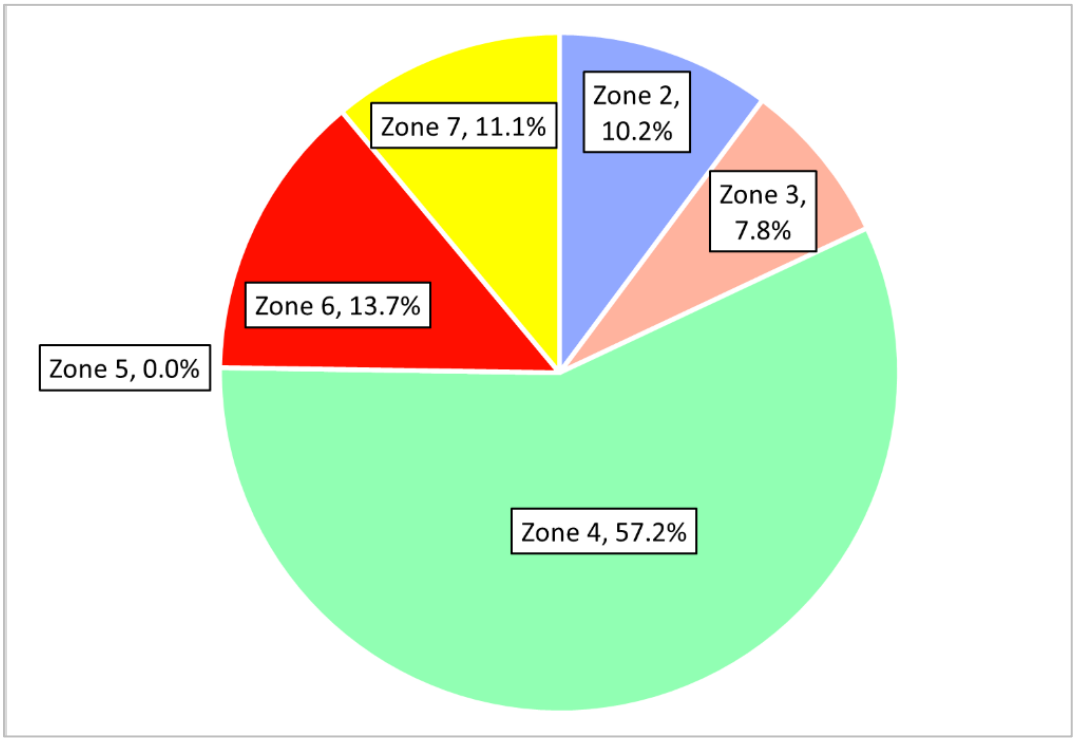


Figure D-1. Percent of Tims Ford Acreage Allocated by Zone (Alternative B1)

APPENDIX E – ALLOCATION CHANGES FOR ALTERNATIVE C – MODIFIED ZONE 8 (CONSERVATION EASEMENT)

Table E-1 Proposed Parcel Allocation Changes Under Alternative C

2000 RLMP Parcel Number	2000 RLMP Acreage & Zone Allocation	Proposed Parcel Number	Proposed Acreage Change & Allocation	Reason for Proposed Change
6-1	0.4 acre Zone 8	7	0.9 acre Zone 8	Proposed updates to Zone 8 criteria and management.
8-1	1.2 acres Zone 8	13	2.0 acres Zone 4	Due to existing circumstances, community facilities under updated Zone 8 criteria would not be feasible, therefore allocation reverts to Zone 4.
18-1	0.4 acre Zone 8	155	0.7 acre Zone 8	Proposed updates to Zone 8 criteria and management.
18-2	0.4 acre Zone 8	154	0.8 acre Zone 8	Proposed updates to Zone 8 criteria and management.
20-1	0.1 acre Zone 8	22	0.2 acre Zone 8	Proposed updates to Zone 8 criteria and management.
20-2	0.3 acre Zone 8	23	0.7 acre Zone 8	Proposed updates to Zone 8 criteria and management.
22-1	0.3 acre Zone 8	26	0.5 acre Zone 8	Proposed updates to Zone 8 criteria and management.
22-2	0.4 acre Zone 8	27	0.7 acre Zone 8	Proposed updates to Zone 8 criteria and management.
22-4	0.3 acre Zone 8	31	0.7 acre Zone 4	Due to existing circumstances, community facilities under updated Zone 8 criteria would not be feasible, therefore allocation reverts to Zone 4.
22-5	0.6 acre Zone 8	32	1.0 acre Zone 8	Proposed updates to Zone 8 criteria and management.
26-1	1.4 acres Zone 8	37	3.3 acres Zone 4	Due to existing circumstances, community facilities under updated Zone 8 criteria would not be feasible, therefore allocation reverts to Zone 4.
28-1	1.0 acre Zone 8	43 40	2.1 acre Zone 8 0.1 acre Zone 4	Parcel is in a narrow cove. Parcel was reduced in size, reverting only a portion of the parcel to Zone 4 to make the remaining piece continue to have the Zone 8 allocation.
28-2	0.3 acre Zone 8	41	0.3 acre Zone 8	Proposed updates to Zone 8 criteria and management.
33-1	0.8 acre Zone 8	47	2.7 acres Zone 4	Due to existing circumstances, conservation easement and community facilities under updated Zone 8 criteria would not be feasible, therefore allocation reverts to Zone 4.
34-1	1.4 acre Zone 8	52A 52B	1.5 acres Zone 8 1.1 acres Zone 8	Proposed updates to Zone 8 criteria and management.
34-2	0.1 acre Zone 8	51	0.4 acre Zone 8	Proposed updates to Zone 8 criteria and management.

2000 RLMP Parcel Number	2000 RLMP Acreage & Zone Allocation	Proposed Parcel Number	Proposed Acreage Change & Allocation	Reason for Proposed Change
39-2	0.2 acre Zone 8	57	0.3 acre Zone 8	Proposed updates to Zone 8 criteria and management.
40-1	0.6 acre Zone 8	64	0.9 acre Zone 8	Proposed updates to Zone 8 criteria and management.
40-2	0.3 acre Zone 8	63	0.4 acre Zone 4	Due to existing circumstances, community facilities under updated Zone 8 criteria would not be feasible, therefore allocation reverts to Zone 4.
40-3	1.9 acre Zone 8	59 62	3.4 acre Zone 4	Due to existing circumstances, conservation easement and community facilities under updated Zone 8 criteria would not be feasible, therefore allocation reverts to Zone 4.
40-4	0.2 acre Zone 8	61	0.4 acre Zone 8	Proposed updates to Zone 8 criteria and management.
40-5	0.5 acre Zone 8	58	1.0 acre Zone 8	Proposed updates to Zone 8 criteria and management.
50-2	0.4 acre Zone 8	75	0.7 acre Zone 4	Due to existing circumstances, conservation easement and community facilities under updated Zone 8 criteria would not be feasible, therefore allocation reverts to Zone 4.
52-1	0.6 acre Zone 8	78	1.2 acre Zone 8	Proposed updates to Zone 8 criteria and management.
52-2	0.8 acre Zone 8	77 79	0.9 acre Zone 8 0.5 acre Zone 4	Parcel is in a narrow cove. Parcel was reduced in size, reverting only a portion of the parcel to Zone 4 to make the remaining piece continue to have the Zone 8 allocation.
52-3	0.5 acre Zone 8	80	0.5 acre Zone 4	Due to existing circumstances, a conservation easement under updated Zone 8 criteria would not be feasible, therefore allocation reverts to Zone 4.
52-4	0.9 acre Zone 8	81	0.9 acre Zone 8	Proposed updates to Zone 8 criteria and management.
57-1	1.2 acres Zone 8	86	1.2 acres Zone 4	Due to existing circumstances, a conservation easement under updated Zone 8 criteria would not be feasible, therefore allocation reverts to Zone 4.
57-2	1.5 acres Zone 8	88	2.6 acres Zone 4	Due to existing circumstances, a conservation easement under updated Zone 8 criteria would not be feasible, therefore allocation reverts to Zone 4.
66-1	0.5 acre Zone 8	100	1.3 acre Zone 4	Due to existing circumstances, a conservation easement under

2000 RLMP Parcel Number	2000 RLMP Acreage & Zone Allocation	Proposed Parcel Number	Proposed Acreage Change & Allocation	Reason for Proposed Change
				updated Zone 8 criteria would not be feasible, therefore allocation reverts to Zone 4.
69-1	0.2 acre Zone 8	105	0.3 acre Zone 4	Due to existing circumstances, a conservation easement under updated Zone 8 criteria would not be feasible, therefore allocation reverts to Zone 4.
71-1	1.2 acres Zone 8	114	2.4 acres Zone 4	Due to existing circumstances, a conservation easement under updated Zone 8 criteria would not be feasible, therefore allocation reverts to Zone 4.
71-2	0.5 acre Zone 8	113	0.5 acre Zone 4	Proposed updates to Zone 8 criteria and management.
71-3	1.4 acres Zone 8	111	1.4 acres Zone 4	Proposed updates to Zone 8 criteria and management.
71-4	0.5 acre Zone 8	110	0.5 acre Zone 8	Proposed updates to Zone 8 criteria and management.
71-5	0.4 acre Zone 8	109	0.4 acre Zone 8	Proposed updates to Zone 8 criteria and management.
73-1	0.9 acre Zone 8	117 118	0.2 acre Zone 6 1.4 acres Zone 4	Portions of TVA-managed land fronting existing Camp Riva reallocated to Zone 6. For the remainder of parcel, due to existing circumstances, conservation easement and community facilities under updated Zone 8 criteria would not be feasible; therefore, allocation reverts to Zone 4.
73-2	0.7 acre Zone 8	116 117	0.5 acre Zone 8 0.8 acre Zone 6	Portions of TVA-managed land fronting existing Camp Riva reallocated to Zone 6 consistent with Developed Recreation allocation. Remainder of parcel will continue to have Zone 8 allocation.
77-1	0.2 acre Zone 8	146	0.5 acre Zone 8	Proposed updates to Zone 8 criteria and management.
77-2	1.1 acre Zone 8	145	1.8 acres Zone 8	Proposed updates to Zone 8 criteria and management.
77-3	0.6 acre Zone 8	144	0.3 acre Zone 4	Due to existing circumstances, conservation easement under updated Zone 8 criteria would not be feasible, therefore allocation reverts to Zone 4. Existing facility would be grandfathered.
81-1	0.8 acre Zone 8	138	1.8 acres Zone 4	Due to existing circumstances, conservation easement under

2000 RLMP Parcel Number	2000 RLMP Acreage & Zone Allocation	Proposed Parcel Number	Proposed Acreage Change & Allocation	Reason for Proposed Change
				updated Zone 8 criteria would not be feasible, therefore allocation reverts to Zone 4. Existing facility would be grandfathered.
86-1	0.2 acre Zone 8	125	0.8 acre Zone 8	Proposed updates to Zone 8 criteria and management.
86-2	1.1 acres Zone 8	127	2.1 acres Zone 8	Proposed updates to Zone 8 criteria and management.
88-2	0.4 acre Zone 8	135	1.8 acres Zone 4	Proposed updates to Zone 8 criteria and management.

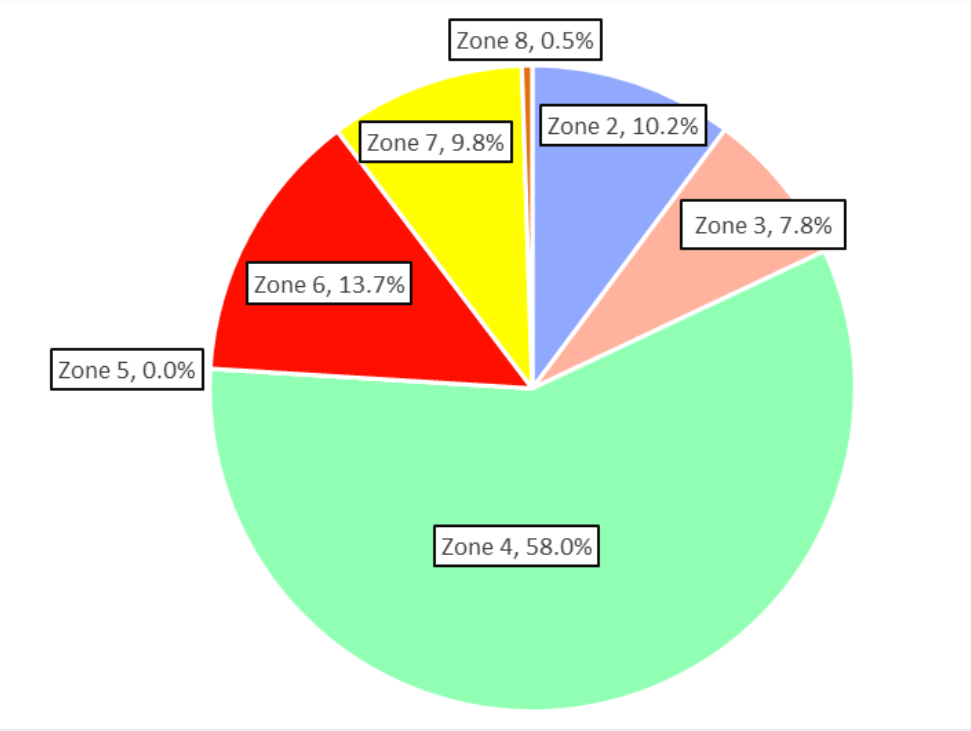


Figure E-1. Percent of Tims Ford Acreage Allocated by Zone (Alternative C)

APPENDIX F – ALLOCATION CHANGES FOR ALTERNATIVE D – INDIVIDUAL WATER-USE FACILITIES WITH RESTRICTIONS

Table F-1 Proposed Parcel Allocation Changes Under Alternative D

2000 RLMP Parcel Number	2000 RLMP Acreage & Zone Allocation	2026 RLMP Proposed Parcel Number	Proposed Acreage Change & Allocation	Reason for Proposed Change
88	60.4 acres Zone 4	136	14.6 acres Zone 6	Portion proposed for reallocation to Zone 6 to support the development of expanded public access areas (currently limited public facilities available).

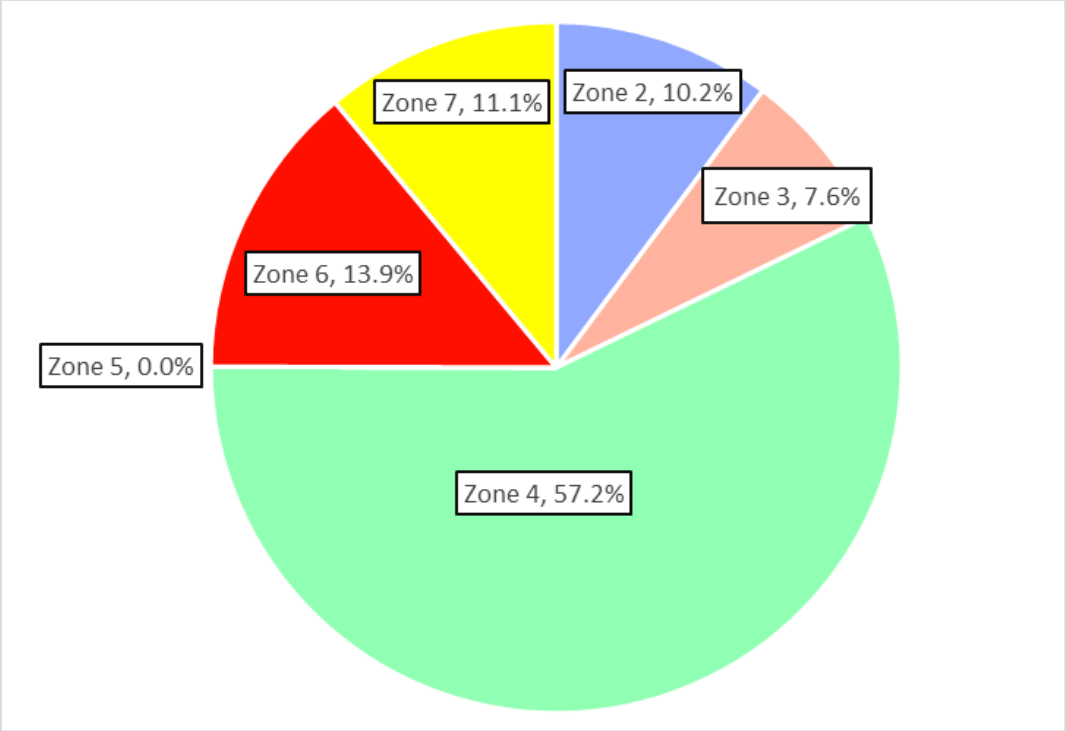


Figure F-1. Percent of Tims Ford Acreage Allocated by Zone (Alternative D)

APPENDIX G – UPDATES TO FORMER ZONE 8 (CONSERVATION PARTNERSHIP) PARCELS AND ASSOCIATED CRITERIA PARCELS

Appendix G

Updates to Former Zone 8 (Conservation Partnership) Parcels and Associated Criteria under Alternative B1

Zone 8 Background

During the initial lands planning process on Tims Ford Reservoir in 2000, a new land use Zone 8 (Conservation Partnership) was created in response to public comments seeking both additional residential access to the reservoir and increased community involvement in watershed protection. Many public comments reflected that TERDA had indicated to private individuals that their property would be eligible for a private water-use facility and the 2000 draft land management plan had allocated their land for Zone 4 (Natural Resource Conservation) which would not be eligible to apply for a private water-use facility. TVA created Zone 8 parcels as a compromise to recognize the history with TERDA and work with those communities to ensure that the developments would not have a detrimental impact to the reservoir.

Zone 8 parcels were identified as narrow strips of public shoreland (and other specific criteria) where a wider shoreline buffer zone (100 feet from the 895-foot contour) could be established to benefit the environment and where TERDA would have typically considered a license agreement for a water-use facility. To ensure long-term maintenance and enhancement of the 100-foot buffer zone, a conservation partnership easement over the privately owned land would be required. This private conservation easement would be provided to TVA in exchange for TVA's consideration of requests for community water-use facilities on the adjacent public land. The TVA Board-approved 2000 RLMP outlines certain criteria and conditions for approving community facilities on Zone 8 parcels. Originally 51 parcels were approved. One parcel was reallocated after it was discovered that it met the criteria for Zone 7 allocation.

Proposed Updates to Former Zone 8 (Conservation Partnership) Parcels

After reviewing the criteria, existing permits and applications, public comments from both the 2024 public scoping effort and the 2025 draft RLMP and EA review effort and all historical information, TVA is proposing the following updates to Zone 8 parcels under Alternative B1 (Preferred Alternative).

1) TVA would no longer use the Zone 8 allocation. This is an allocation unique to Tims Ford Reservoir and does not align with the CVLP. In order to better align with the CVLP, TVA is proposing to allocate the existing Zone 8 parcels as either Zone 4 or Zone 7 (with Restrictions) depending on the unique circumstances of each parcel.

    a) Zone 8 parcels are proposed for reallocation to Zone 4 where TVA determined in its discretion that:, access/eligibility is limited by the presence of road or other

encumbrance, or all eligible properties have already been accommodated with a permit in some manner.

b) Other parcels are proposed for reallocation to Zone 7 but lands plan maps will also have an orange line along the boundary between TVA and private property indicating that additional restrictions will required.

2) Conservation easements would no longer be required. Any new Section 26a permit requests will be subject to Section 26a regulations, including those on vegetation management (per Shoreline Management Policy).

   a) Any existing conservation easement holder will be allowed to apply to abandon the existing conservation easement, but there is no requirement to do so. To begin the abandonment process, a land disposal application and a $5,000 application fee is required. As part of this process, an inquiry will need to be submitted to TVA before any application is submitted (an inquiry can be submitted using the Public Land Information Center at www.tva.com/plic). TVA will need to know if there are any plans to change the subdivision plat or the community facilities. TVA will need to ensure that existing or proposed facilities will fit under the new guidance.

3) Community facilities would not be required on most parcels proposed for reallocation to Zone 7. Some parcels will be restricted to shared or community facilities due to site-specific conditions (e.g. narrow coves, limited shoreline, water depth) but will have flexibility in how shared or community facilities are implemented. Some parcels may also have shared facilities recommended due to site-specific circumstances.

   a) Where community and/or shared facilities are required, a total of 2,000 or 4,000 square feet of facility per parcel will be allowed, as documented in the parcel description. The size allowed per facility will be determined by the amount of shoreline allocated to each user of the facility. For example, if there are three backlying landowners sharing one facility that utilize 50% of the shoreline (i.e., TVA has determined that the shoreline allocated to the three owners combined equals 50% of the total parcel) of a parcel allocated for 2000 square feet of facility, then the three landowners together can have a maximum of 1000 square feet of shared facility permitted.

   b) For any community facilities, the establishment of a homeowners' association and community lot would still be required prior to application. The number of slips cannot exceed the number of adjacent lot owners adjoining the eligible parcel.

   c) For shared facilities, no more than four tax parcels or lot owners may share a facility. A share agreement between the parties is highly encouraged to ensure that costs, maintenance of the facility, and long-term success of the facility is guaranteed between the parties.

4) Individual facilities will be considered on other parcels where it is not noted that community and/or shared facilities are required. However, in all instances, TVA may determine that community and/or shared facilities are required based on site-specific circumstances. On these parcels, facility size would be divided between qualifying adjoining property owners dependent on the amount of parcel shoreline associated with an individual tax parcel. The maximum collective size individual water-use facilities on a lands planning parcel would be as outlined in the 2000 RLMP (either 2000 or 4000 square feet depending on the parcel). The maximum size of an individual water- use facility would be 1000 square feet.

    a) For example, a parcel has 800 feet of shoreline and a maximum collective facility size of 2,000 square feet, TVA staff determine that Owner Y has 80 feet of shoreline (or 10 percent of the parcel's shoreline) associated with Owner Y's lot. Owner Y can have 10 percent of the facility size (2,000 square feet for this parcel). Owner Y can apply for a 200 square foot facility. TVA would be the sole arbiter in determining the length of shoreline allocated to each property owner. Property owners could submit documentation such as surveys to help inform TVA's decision-making process. However, shoreline footage will be determined at the shoreline (888-foot normal summer contour) and not at the property boundary where Owner Y's private property adjoins TVA. Therefore, shoreline footage as determined by TVA will not match the property boundary.

    b) No individual facility can exceed 1,000 square feet (per Section 26a regulations), no matter how much shoreline footage is associated with a tax parcel. No more than one facility will be allowed per tax parcel.

    c) If the facility is allotted less square footage than needed for a boat slip, the property owner could:

        i) Apply for a shared facility with another qualifying property owner or

        ii) Apply for a ramp and courtesy pier in areas where site-specific circumstances allow.

    d) Although TVA will consider individual facilities on these parcels, there may be site-specific circumstances that, in TVA's sole discretion, necessitate a shared facility. TVA's Section 26a regulations (18 CFR 1304.206(a)) recognize that TVA has discretion to require modifications to proposed facilities, including requiring a shared or community facility.

5) Existing grandfathered facilities (with a TVA or TERDA permit in-hand matching the existing facility and in the current homeowner's name) will be allowed to remain on the parcel. Any owner with a permit for existing facilities that exceed the existing permitted dock dimensions and/or that is not in the current homeowner's name are encouraged to contact

TVA to see if the facility is permittable through a Section 26a permit application. Any existing facilities without a permit are highly encouraged to contact TVA as soon as possible to determine if any feasible alternatives exist for the facility.

6) All Section 26a regulations and Shoreline Management Policies will apply except the size of the facility will be limited as discussed here. The parcels listed in the table below as Zone 7 (with Restrictions) will not be eligible for waivers to the Shoreline Management Policy (i.e., pre-Shoreline Management Policy).

Table G-1. Former Zone 8 Parcels

2000 RLMP Parcel Number	2026 RLMP Parcel Number	Alternative A (No Action) Zone Allocation	Alternative B1 (Preferred) Zone Allocation
6-1	7	8	7 with Restrictions
8-1	13	8	4
8-2	14	8	7 with Restrictions
18-1	155	8	7 with Restrictions
18-2	154	8	7 with Restrictions
20-1	22	8	7 with Restrictions
20-2	23	8	7 with Restrictions
20-3	20	8	7 with Restrictions
22-1	26	8	7 with Restrictions
22-2	27	8	7 with Restrictions
22-3	29, 25, 30	8	7 with Restrictions, 4, 2
22-4	31	8	7 with Restrictions
22-5	32	8	7 with Restrictions
26-1	37	8	7 with Restrictions
28-1	43, 40	8	7 with Restrictions, 4
28-2	41	8	7 with Restrictions

2000 RLMP Parcel Number	2026 RLMP Parcel Number	Alternative A (No Action) Zone Allocation	Alternative B1 (Preferred) Zone Allocation
33-1	47	8	7 with Restrictions
34-1	52A, 52B	8	7 with Restrictions
34-2	51	8	7 with Restrictions
39-1	56	8	4
39-2	57	8	7 with Restrictions
40-1	64	8	7 with Restrictions
40-2	63	8	7 with Restrictions
40-3	62, 59	8	7 with Restrictions, 4
40-4	61	8	7 with Restrictions
40-5	58	8	7 with Restrictions
50-1	74, 73	8	7 with Restrictions, 4
50-2	75	8	7 with Restrictions
52-1	78	8	7 with Restrictions
52-2	79, 77	8	7 with Restrictions, 4
52-3	80	8	7 with Restrictions
52-4	81	8	7 with Restrictions
57-1	86	8	7 with Restrictions
57-2	88	8	7 with Restrictions
66-1	100	8	7 with Restrictions
69-1	105	8	7 with Restrictions
71-1	114	8	7 with Restrictions
71-2	113	8	7 with Restrictions

2000 RLMP Parcel Number	2026 RLMP Parcel Number	Alternative A (No Action) Zone Allocation	Alternative B1 (Preferred) Zone Allocation
71-3	111	8	7 with Restrictions
71-4	110	8	7 with Restrictions
71-5	109	8	7 with Restrictions
73-1	118, 117	8	7 with Restrictions, 6
73-2	116, 117	8	7 with Restrictions, 6
77-1	146	8	7 with Restrictions
77-2	145	8	7 with Restrictions
77-3	144	8	7 with Restrictions
81-1	138	8	7 with Restrictions
86-1	125	8	7 with Restrictions
86-2	127	8	7 with Restrictions
88-2	135	8	7 with Restrictions

APPENDIX H – TIMS FORD RESERVOIR PARCEL INDEX (ALTERNATIVE B1 – PREFERRED ALTERNATIVE)

Appendix H

Table H-1 Final Tims Ford Land Plan Parcel Index (Alternative B1)

Tims Ford Reservoir Panel 1					
Parcel	Zone	Acreage	Parcel	Zone	Acreage
1	2	390.46	35	7	9.21
2	4	143.01	36	4	157.37
3	7	7.44	37*	7	3.33
4	6	373.34	38	2	0.11
5	4	42.26	39	6	4.44
6	7	16.61	40	4	237.94
7*	7	0.85	41*	7	0.72
8*	7	13.80	42	7	8.76
9	5	0.22	43*	7	2.05
10	4	187.16	44	2	0.64
11	2	7.85	45	6	10.06
12	7	5.30	46*	7	19.76
13	4	1.95	47*	7	2.67
14*	7	2.11	48	4	170.91
15	6	1.86	49	7	12.96
16	7	19.47	50	4	3.19
17	2	0.89	51*	7	0.41
18	6	2.19	52A*	7	1.50
19	4	537.83	52B*	7	1.11
20*	7	1.19	53	4	1.81
21	2	5.97	54	6	1.87
22*	7	0.16	55	7	8.14
23*	7	0.69	56	4	0.50
24	7	11.94	57*	7	0.29
25	4	67.01	151*	7	37.97
26*	7	0.51	152	4	22.97
27*	7	0.66	153	7	14.39
28	2	1.47	154*	7	0.76
29*	7	3.24	155*	7	0.70
30	2	2.10	156	7	30.95
31*	7	0.67	157	4	15.24
32*	7	0.97	158	4	381.40
33	6	5.66	159	7	15.76
34	4	72.98	160	4	86.21

*Zone 7 (with Restrictions)

Tims Ford Reservoir Panel 2					
Parcel	Zone	Acreage	Parcel	Zone	Acreage
4	6	373.34	101	3	57.3
48	4	170.91	102	7	9.16
52A*	7	1.50	103	2	1.44
52B*	7	1.11	104	4	17.08
53	4	1.81	105*	7	0.31
54	6	1.87	106	7	3.54
55	7	8.14	107	3	16.86
56	4	0.50	108	4	22.56
57*	7	0.29	109*	7	1.01
58*	7	1.01	110*	7	0.99
59	4	17.73	111*	7	2.43
60	2	0.74	112	7	3.07
61*	7	0.42	113*	7	0.70
62*	7	2.72	114*	7	2.36
63*	7	0.41	115	3	17.18
64*	7	0.91	116*	7	0.48
65	7	5.82	117	6	3.61
67*	7	12.55	118*	7	1.39
68	4	10.34	119	4	15.44
69	7	17.35	120	7	16.91
70	2	8.56	121	4	117.92
71	6	3.08	122	6	89.87
72	7	8.83	123	2	8.36
73	4	11.76	124	4	2.51
74*	7	0.88	125*	7	0.83
75*	7	0.72	126	7	7.17
76*	7	13.11	127*	7	2.09
77	4	78.22	128	2	0.85
78*	7	1.19	129	4	15.70
79*	7	0.91	130	6	0.35
80*	7	1.08	131	7	21.56
81*	7	1.54	132	6	0.59
82	7	26.25	133	3	60.56
83	6	1.62	134	7	9.31
84	2	0.61	135*	7	1.75
85	7	22.10	136	6	5.25
86*	7	1.62	137	4	25.05
87	4	57.54	138*	7	1.77

Tims Ford Reservoir Panel 2					
Parcel	Zone	Acreage	Parcel	Zone	Acreage
88*	7	2.64	139	2	2.49
89	7	18.48	140	7	3.03
90	4	23.46	141	6	76.61
91	2	1.76	142	2	4.99
92	6	22.57	143	4	47.94
93	7	12.64	144*	7	0.32
94	2	8.31	145*	7	1.75
95	6	4.96	146*	7	0.48
96	4	34.31	147	4	33.21
97	3	214.42	148	7	15.71
98	2	22.08	149	2	7.89
99	4	18.55	150	6	33.76
100*	7	1.33			

*Zone 7 (with Restrictions)

APPENDIX I – COMPARISON OF PARCEL ALLOCATIONS BY ALTERNATIVE

Appendix I

Comparison of Parcel Allocations by Alternative

Tims Ford Reservoir

Under Alternative A – No Action Alternative, TVA would continue to use the 2000 Tims Ford Reservoir Land Management and Disposition Plan (2000 RLMP).

Under Alternative B, B1, C and D, of the 4,685.5 acres on Tims Ford Reservoir, there are no proposed allocation changes to 4,095.24 acres or 88.0 percent; all allocation changes involve 563.6 acres or 12.0 percent. Of the 563.6 acres, TVA would allocate 96.9 acres or 2.0 percent to reflect existing land use agreements or commitments. The remaining 466.36 acres (9.9 percent) involve parcel allocations that are not based on existing land use agreements or commitments. The allocation changes acreage includes all Zone 8 (Conservation Partnership) acreage in all three options.

Please note that parcel numbers indicate proposed parcel numbers rather than parcel numbers referenced in the 2000 RLMP and any previously approved allocation changes would be accounted as if approved in the 2000 RLMP.

[1]Some parcels from the original 2000 RLMP have been separated into smaller portions or combined with pieces of other parcels to show comprehensive consideration of parcel land use. A footnote has been used to indicate where only a portion of a parcel may have been affected by a proposed allocation change.

See Tables below:

Table I-1. No Allocation Changes

Table I-2 Changes Based on Existing Agreements or Commitments

Table I-3 Changes NOT Based on Existing Agreements or Commitments

Table I-1. No Allocation Changes					
Parcel	**No Action Alternative (Alternative A)**	**Alternative B Allocation**	**Alternative B1 Allocation**	**Alternative C Allocation**	**Alternative D Allocation**
1	2	2	2	2	2
2	4	4	4	4	4
3	7	7	7	7	7
4	6	6	6	6	6
5	4	4	4	4	4
6	7	7	7	7	7
10	4	4	4	4	4
12	7	7	7	7	7
15	6	6	6	6	6
16	7	7	7	7	7
19	4	4	7	4	4
24	7	7	7	7	7
33	6	6	6	6	6
34	4	4	4	4	4
35	7	7	7	7	7
36	4	4	4	4	4
39	6	6	6	6	6
40	4	4	4	4	4
42	7	7	7	7	7
46	7*	7*	7*	7*	7*
49	7	7	7	7	7
50	4	4	4	4	4
53	4	4	4	4	4
54	6	6	6	6	6
59	4	4	4	4	4
65	7	7	7	7	7
66	4	4	4	4	4
67	7*	7*	7*	7*	7*

Table I-1. No Allocation Changes					
Parcel	**No Action Alternative (Alternative A)**	**Alternative B Allocation**	**Alternative B1 Allocation**	**Alternative C Allocation**	**Alternative D Allocation**
68	4	4	4	4	4
69	7	7	7	7	7
72	7	7	7	7	7
76	7*	7*	7*	7*	7*
82	7	7	7	7	7
83	6	6	6	6	6
85	7	7	7	7	7
87	4	4	4	4	4
89	7	7	7	7	7
90	4	4	4	4	4
92	6	6	6	6	6
93	7	7	7	7	7
96	4	4	4	4	4
99	4	4	4	4	4
101	3	3	3	3	3
102	7	7	7	7	7
107	3	3	3	3	3
108	4	4	4	4	4
112	7	7	7	7	7
115	3	3	3	3	3
119	4	4	4	4	4
120	7	7	7	7	7
121	4	4	4	4	4
124	4	4	4	4	4
126	7	7	7	7	7
129	4	4	4	4	4
131	7	7	7	7	7
140	7	7	7	7	7

Table I-1. No Allocation Changes					
Parcel	**No Action Alternative (Alternative A)**	**Alternative B Allocation**	**Alternative B1 Allocation**	**Alternative C Allocation**	**Alternative D Allocation**
141	6	6	6	6	6
147	4	4	4	4	4
148	7	7	7	7	7
150	6	6	6	6	6
151	7*	7*	7*	7*	7*
152	4	4	4	4	4
153	7	7	7	7	7
156	7	7	7	7	7
157	4	4	4	4	4
159	7	7	7	7	7
160	4	4	4	4	4
Total = 84[1] Parcels	Total =4,139.9 acres[1] (Alternatives B, B1, C and D)				

*Zone 7 (with Restrictions). Restrictions described in Appendix G and parcel descriptions in the 2026 RLMP.
[1]Includes acreage from portions of parcels referenced in other tables unaffected by proposed allocation changes.

Table I-2. Changes Based on Existing Agreements or Commitments					
Parcel	**Alternative A No Action**	**Alternative B Allocation**	**Alternative B1 Allocation**	**Alternative C Allocation**	**Alternative D Allocation**
8[1,2]	7	7	7	7	7
9[2]	5	5	5	5	5
11	4	2	2	2	2
17	6	2	2	2	2
18	0	6	6	6	6
21	4, 6, 7	2	2	2	2
25[1]	0	2	2	2	2
28	4, 6	2	2	2	2
30	4, 8	2	2	2	2
38	0	2	2	2	2

Table I-2. Changes Based on Existing Agreements or Commitments					
Parcel	**Alternative A No Action**	**Alternative B Allocation**	**Alternative B1 Allocation**	**Alternative C Allocation**	**Alternative D Allocation**
44	4	2	2	2	2
45[1]	4, 6	6	6	6	6
55[1]	4, 7	7	7	7	7
60	4	2	2	2	2
65[1]	4	7	7	7	7
70	4	2	2	2	2
84	6, 7	2	2	2	2
91	4, 6, 7	2	2	2	2
94	0, 4	2	2	2	2
98	3	2	2	2	2
103	4, 7	2	2	2	2
106[1]	3, 7	7	7	7	7
123	0, 4, 6	2	2	2	2
128	4	2	2	2	2
130	4, 7	6	6	6	6
132	4	6	6	6	6
134[1]	4, 7	7	7	7	7
139	5	2	2	2	2
142	4, 6, 7	2	2	2	2
149	4	2	2	2	2
Total = 30 Parcels	Total =96.9 acres (Alternative B, B1, C and D)				

[1]Only a portion of the parcel affected.

[2]This parcel is not changing allocations from the 2000 RLMP, but the parcel or a portion of the parcel, is proposed for a mapping relocation.

Table I-3. Changes NOT Based on Existing Agreements or Commitments					
Parcel	**No Action Alternative (Alternative A)**	**Alternative B Allocation**	**Alternative B1 Allocation**	**Alternative C Allocation**	**Alternative D Allocation**
7	8	7*	7*	8	7*
13	8	4	4	4	4
14	8	7*	7*	4	7*
20	8	4	7*	4	4
22	8	7*	7*	8	7*
23	8	7*	7*	8	7*
26	8	7*	7*	8	7*
27	8	7*	7*	8	7*
29	8	7*	7*	4	7*
31	8	7*	7*	8	7*
32	8	7*	7*	8	7*
34[1]	0	4	4	4	4
37	8	7*	7*	4	7*
41	8	7*	7*	8	7*
43	8	7*, 4	7*, 4	8	7*, 4
47	8	7*	7*	4	7*
48	3, 4	4	4	4	4
51	8	7*	7*	8	7*
52A	8	7*	7*	8	7*
52B	8	7*	7*	8	7*
56	8	4	4	4	4
57	8	7*	7*	8	7*
58	8	7*	7*	8	7*
59[1]	4	4	4	4, 8	4
61	8	7*	7*	8	7*
62	8	7*, 4	7*, 4	4	7*, 4
63	8	7*	7*	8	7*
64	8	7*	7*	8	7*

Table I-3. Changes NOT Based on Existing Agreements or Commitments					
Parcel	**No Action Alternative (Alternative A)**	**Alternative B Allocation**	**Alternative B1 Allocation**	**Alternative C Allocation**	**Alternative D Allocation**
71	4	6	6	6	6
73[1]	4, 7, 8	4	4	4	4
74	8	7*	7*	4	7*
75	8	7*	7*	4	7*
77[1]	4, 8	4	4	4	4
78	8	7*	7*	8	7*
79[1]	8	7*	7*	8	7*
80	8	7*	7*	8	7*
81	8	7*	7*	8	7*
86	8	7*	7*	4	7*
88	8	7*	7*	8	7*
95	4, 6	6	6	6	6
97[1]	0, 3	3	3	3	3
100	8	7*	7*	4	7*
104[1]	0, 4	4	4	4	4
105	8	7*	7*	4	7*
109	8	7*	7*	8	7*
110	8	7*	7*	8	7*
111	8	7*	7*	4	7*
113	8	7*	7*	4	7*
114	8	7*	7*	4	7*
116	8	7*	7*	8	7*
117[1]	6, 8	6	6	6	6
118	8	7*	7*	4	7*
122	0, 6	6	6	6	6
125	8	7*	7*	8	7*
127	8	7*	7*	8	7*
133	0, 4	3	3	3	3

Table I-3. Changes NOT Based on Existing Agreements or Commitments					
Parcel	**No Action Alternative (Alternative A)**	**Alternative B Allocation**	**Alternative B1 Allocation**	**Alternative C Allocation**	**Alternative D Allocation**
135	8	7*	7*	4	7*
136	4	6	6	6	6
137[1]	4, 5	4	4	4	4
138	8	7*	7*	4	7*
143[1]	5	4	4	4	4
144	8	7*	7*	4	7*
145	8	7*	7*	8	7*
146	8	7*	7*	8	7*
154	8	7*	7*	8	7*
155	8	7*	7*	8	7*
158[1]	3,4	4	4	4	4
Total = 66 Parcels	Total =466.36 acres (Alternative B, B1[1], C and D) Alternative B1 affects an additional 0.33 acre (no additional parcels).				

*Zone 7 (with Restrictions). Restrictions described in Appendix D and parcel descriptions.

[1]Only a portion of the parcel affected.

APPENDIX J – SPECIES DATA FROM USFWS INFORMATION FOR PLANNING AND CONSULTATION (IPAC)

Table J-1 IPaC Species in the Vicinity of Tims Ford Reservoir

Mammals

Gray Bat	*Myotis grisescens*	Endangered
Indiana Bat	*Myotis sodalis*	Endangered
Tricolored Bat	*Perimyotis subflavus*	Proposed Endangered

Birds

Whooping Crane	*Grus americana*	(EXPN) (Experimental population, Non-essential)

Fishes

Barrens Topminnow	*Fundulus julisia*	Endangered
Boulder Darter	*Etheostoma wapiti*	Endangered

Clams

Finerayed Pigtoe	*Fusconaia cuneolus*	Endangered
Fluted Kidneyshell	*Ptychobranchus subtentus*	Endangered
Longsolid	*Fusconaia subrotunda*	Threatened
Rabbitsfoot	*Quadrula cylindrica cylindrica*	Threatened
Round Hickorynut	*Obovaria subrotunda*	Threatened
Shiny Pigtoe	*Fusconaia cor*	Endangered
Slabside Pearlymussel	*Pleuronaia dolabelloides*	Endangered
Tennessee Clubshell	Pleurobema oviforme	Proposed Endangered
Tennessee Pigtoe	Pleuronaia barnesiana	Proposed Endangered

Snails

Painted Snake Coiled Forest Snail	*Anguispira picta*	Threatened

Insects

Monarch Butterfly	*Danaus plexippus*	Proposed Threatened

Flowering Plants

Price's Potato-bean	*Apios priceana*	Threatened
White Fringeless Orchid	*Platanthera integrilabia*	Threatened

Critical Habitats

- There are no critical habitats at this location.

Table J-1 continued

Bald and Golden Eagles

Bald Eagle	Haliaeetus leucocephalus	*Non-BCC[1] Vulnerable*

[1] Bird of Conservation Concern

Migratory Birds

Bald Eagle	*Haliaeetus leucocephalus*
Black-billed Cuckoo	*Coccyzus erythropthalmus*
Bobolink	Dolichonyx oryzivorus
Brown-headed Nuthatch	*Sitta pusilla*
Cerulean Warbler	*Setophaga cerulea*
Chimney Swift	*Chaetura pelagica*
Eastern Whip-poor-will	*Antrostomus vociferus*
Field Sparrow	*Spizella pusilla*
Grasshopper Sparrow	*Ammodramus savannarum perpallidus*
Kentucky Warbler	Geothlypis formosa
Least Tern	*Sternula antillarum antillarum*
Lesser Yellowlegs	*Tringa flavipes*
Prairie Warbler	*Setophaga discolor*
Prothonotary Warbler	*Protonotaria citrea*
Red-headed Woodpecker	*Melanerpes erythrocephalus*
Rusty Blackbird	*Euphagus carolinus*
Wood Thrush	*Hylocichla mustelina*

APPENDIX K – STATE-LISTED AND FEDERALLY LISTED SPECIES IN THE VICINITY OF TIMS FORD RESERVOIR

Table K-1 Federally and State-listed Species Known from the Vicinity of Tims Ford Reservoir and Federally Listed Species from Franklin and Moore Counties[1]

Common Name	Scientific Name	Federal Status[2]	State Status[2]	State Rank[3]
Plants				
A liverwort	*Pellia appalachiana*	-	S	S2
American ginseng	*Panax quinquefolius*	-	S-CE	S3S4
American smoketree	*Cotinus obovatus*	-	S	S2
Beakrush	*Rhynchospora perplexa*	-	T	S2
Blackfoot quillwort	*Isoetes melanopoda*	-	E	S1S2
Broadleaf barbara's-buttons	*Marshallia trinervia*	-	T	S2S3
Butternut	*Juglans cinerea*	-	T	S3
Button sedge	*Carex bullata*	-	S	S3
Cumberland rosinweed	*Silphium brachiatum*	-	E	S3
Death-camas	*Stenanthium tennesseense*	-	T	S2
Dwarf huckleberry	*Gaylussacia dumosa*	-	T	S3
Dwarf sundew	*Drosera brevifolia*	-	T	S2
Eggert's sunflower[4]	*Helianthus eggertii*	DL	S	S3
False gromwell	*Onosmodium molle ssp. subsetosum*	-	E	S1
Globe-fruited ludwigia	*Ludwigia sphaerocarpa*	-	T	S1
Lady-slipper	*Cypripedium kentuckiense*	-	E	S2
Low frostweed	*Helianthemum propinquum*	-	E	S1S2
Manna-grass	*Glyceria acutiflora*	-	S	S2
Morefield's leather-flower[4]	*Clematis morefieldii*	E	E	S2
Mountain honeysuckle	*Lonicera dioica*	-	S	S2
Naked-stem sunflower	*Helianthus occidentalis*		S	S2
Narrow blue flag	*Iris prismatica*	-	T	S2S3
Panic-grass	*Dichanthelium ensifolium ssp. curtifolium*	-	E	S1
Prairie goldenrod	*Oligoneuron album*	-	E	S1S2
Price's potato-bean[4]	Apios priceana	T	-	-
Rough rattlesnake-root	*Prenanthes aspera*	-	E	S1
Roundleaf fameflower	*Phemeranthus teretifolius*	-	T	S2
Sand cherry	*Prunus pumila*	-	E	S1
Shortleaf beardgrass	*Gymnopogon brevifolius*	-	S	S1S2
Spreading false-foxglove	*Aureolaria patula*	-	S	S3
Virginia chainfern	*Woodwardia virginica*	-	S	S2
Water-milfoil	*Myriophyllum pinnatum*	-	E	S1
White fringeless orchid[4]	*Platanthera integrilabia*	T	-	-
White prairie-clover	*Dalea candida*	-	T	S2

Common Name	Scientific Name	Federal Status[2]	State Status[2]	State Rank[3]
Yellow-eyed-grass	*Xyris laxifolia var. iridifolia*	-	T	S2
Invertebrates				
Monarch butterfly	*Danus plexippus*	PT	-	S4
Painted snake coiled forest snail[5]	*Anguispira picta*	T	T	S1
Birds				
Bachman's sparrow[4]	*Peucaea aestivalis*	-	E	S1B
Bald eagle[4]	*Haliaeetus leucocephalus*	DL	-	S3
Black-crowned night heron	*Nycticorax nycticorax*	-	-	S2
Whooping crane	*Grus americana*	EXPN	-	SX
Mammals				
Gray bat[5]	*Myotis grisescens*	E	E	S2
Indiana bat[4]	*Myotis sodalis*	E	E	S1
Little brown bat[4]	*Myotis lucifugus*	UR	T	S3
Northern long-eared bat[4]	*Myotis septentrionalis*	E	E	S1S2
Tricolored bat	*Perimyotis subflavus*	PE	T	S2S3
Aquatic Animals				
Alabama lampmussel[4]	*Lampsilis virescens*	H	E, XN	-
Angled riffleshell	*Epioblasma biemarginata*	X	-	-
Ashy darter	*Etheostoma cinereum*	H?	-	E
Boulder darter	*Etheostoma wapiti*	AC	E, XN	E
Cracking pearlymussel	*Hemistena lata*	C	E, XN	E
Cumberland monkeyface[5]	*Quadrula intermedia*	E	E, XN	E
Cumberlandian combshell	*Epioblasma brevidens*	C	E, XN	E
Fine-rayed pigtoe[4]	*Fusconaia cuneolus*	H	E, XN	E
Flame chub	*Hemitremia flammea*	E	-	D
Fluted kidneyshell[4]	*Ptychobranchus subtentum*	X	E	E
Harelip sucker	*Moxostoma lacerum*	X	-	-
Little-wing pearlymussel[5]	*Pegias fabula*	X	E	E
Ornate rocksnail	*Lithasia geniculata*	E	-	-
Pale lilliput[5]	*Toxolasma cylindrellus*	X	E	E
Purple lilliput	*Toxolasma lividus*	X	-	-
Rayed bean	*Villosa fabalis*	H	E	E
Round hickorynut	*Obovaria subrotunda*	H?	T	-
Shiny pigtoe pearlymussel[4]	*Fusconaia cor*	E	E, XN	E
Slabside pearlymussel[45]	*Pleuronaia dolabelloides*	E	E	E
Smooth rabbitsfoot	*Quadrula cylindrica cylindrica*	C	T	T
Southern cavefish	*Typhlichthys subterraneus*	H	-	D

Common Name	Scientific Name	Federal Status[2]	State Status[2]	State Rank[3]
Tan riffleshell[4]	*Epioblasma florentina walkeri*	H	E	E
Tennessee clubshell[4]	*Pleurobema oviforme*	E	PE	-
Tennessee pigtoe[4]	*Pleuronaia barnesiana*	E	E, XN	-
Tuberculed blossom pearlymussel	*Epioblasma torulosa torulosa*	X	DL	E
Turgid blossom pearlymussel[4]	*Epioblasma turgidula*	X	DL	E
Umbilicate river snail	*Leptoxis umbilicata*	H	-	-
Warty rocksnail	*Lithasia lima*	H	-	-

[1] Source: TVA Regional Natural Heritage database, queried April 2025. USFWS Information for Planning and Consultation (IPaC) online system (USFWS 2025) retrieved 06/2025

[2] Status Codes: DM= Delisted, still being monitored; DL = Delisted; E = Endangered; EXPN = Experimental population, non-essential, H = Historical, H? = Possibly historical, S = Special concern/possibly extirpated; S-CE = Special concern/commercially exploited; T = Threatened; UR = Under review.

[3] State Ranks: S1 = Critically imperiled; S2 = Imperiled; S3 = Vulnerable; S4 = Apparently secure; S#S# = Combination of ranks; SX = Presumed Extirpated.

[4] Federally listed species known from Franklin County

[5] Federally listed species known from Moore County

Descriptions of Federally Listed Species in the Vicinity of Tims Ford Reservoir

Plants

Morefield's leather-flower is a perennial vine in the buttercup family with urn-shaped flowers occurring singly or in few-flowered groups in the leaf axils. The pinkish flowers are present from May to July. It occurs in patches on limestone bluffs within open red cedar-hardwood forests, and near springs, seeps and ephemeral streams in rocky limestone woods. This species requires habitat typically at elevations of 800 to 1,700 feet, on the south and southwest facing slopes of mountains (NatureServe 2025). There may be suitable habitat present to support this species on TVA parcels, but none are known to occur in the study area.

Price's potato bean is a twining, herbaceous, perennial vine with greenish white to brownish-pink flowers. Its habitat includes rocky, wooded slopes and floodplain edges. Sites are usually under mixed hardwoods or in associated forest clearings, often where bluffs or ravine slopes meet creek or river bottoms (NatureServe 2025). There may be suitable habitat present to support this species on TVA parcels, but none are known to occur in the study area.

White fringeless orchid is a perennial herb with white flowers. It is generally found in wet, flat, boggy areas in acidic muck or sand with low fertility and low organic matter content, and in partially, but not fully shaded areas at the head of streams or seepage slopes. It is a mycotrophic perennial herb that is dependent on a single fungal species (*Epulorhiza inquilina*), and the abundance and distribution of this fungus may limit germination and distribution (NatureServe 2025). There may be suitable habitat present to support this species on TVA parcels, but none are known to occur in the study area.

Terrestrial Animals

Invertebrates

Monarch butterfly is highly migratory, with eastern U.S. populations overwintering in Mexico. Summer breeding habitat in the U.S. requires milkweed plant species, on which adults exclusively lay eggs for larvae to develop and feed on. Adults will drink nectar from other blooming wildflowers when milkweeds are not in bloom. No records of monarch butterfly are known from Franklin and Moore counties, although the USFWS has determined that this species has the ability to occur within the study area. Suitable monarch butterfly habitat may exist within the study area.

Painted snake coiled forest snail is known to occur on limestone outcrops and cliff faces in the escarpment of the Cumberland Plateau. Occurrences are based on some evidence of historical or current presence of single or multiple specimens, including live specimens or recently dead shells (NatureServe 2025). There may be suitable habitat present to support this species on TVA parcels, but none are known to occur in the study area.

Birds

Bachman's sparrow is typically found in dry open pine (in southern states) or oak woods (e.g., western portion of range) with an undercover of grasses and shrubs, hillsides with patchy brushy areas, overgrown fields with thickets and brambles, grassy orchards, and large clear-cuts. It nests on the ground in dense cover, against/under grass tuft or under low shrub, in grassy opening, field, or area with scattered trees (NatureServe 2025). Suitable habitat for Bachman's sparrow may exist in the study area.

Bald eagles are federally protected under the Bald and Golden Eagle Protection Act (USFWS 2013). This species is associated with larger mature trees capable of supporting its massive nests. These are usually found near larger waterways where the eagles forage (USFWS 2007). One bald eagle nest record is known within 3 miles of Tims Ford Reservoir. Suitable habitat for bald eagles is present within the Tims Ford Reservoir area.

Black-crowned night heron occupies a variety of fresh, brackish, and saltwater habitats including, marshes, lakes, swamps, streams, ponds, estuaries, and coastal areas. Eggs are laid in a platform nest in groves of trees within these habitat types. This species is typically a colonial nester and feeds opportunistically on fish, amphibians, invertebrates, young birds, and small mammals. One black-crowned night heron record is known within 3 miles of the study area. Suitable habitat for this species is abundant within the study area.

Whooping cranes occupy sandy, gently rolling grasslands with live oak, red bay, and bluestem plants within the Valley. Migrating birds feed in croplands and roost in shallow, freshwater wetlands. In the eastern U.S., a small captive-raised population breeds in Wisconsin and overwinters in Florida. Since 2007, a small group of atypical individuals have come to winter in Tennessee, in a rural area on the Cumberland River. The whooping crane is listed as Endangered in the Southwest (USFWS Region 2). Outside of this region, the whooping crane is categorized as a non-essential experimental population. For the purposes of consultation, non-essential experimental populations are treated as threatened species on National Wildlife Refuge and National Park land (i.e., require consultation under Section 7(a)(2) of the ESA) and as a proposed

species on private land (no Section 7(a)(2) requirements), but federal agencies must not jeopardize their existence (Section 7(a)(4) (USFWS 2023a). Suitable migration habitat may exist within the study area.

Mammals

Gray bats roost in caves year-round and migrate between summer and winter roosts during spring and fall (Brady et al. 1982, Tuttle 1976a). At dusk, bats disperse over bodies of water where they forage for insects emerging from the surface of the water (Tuttle 1976b). Gray bat has been documented within 3 miles of Tims Ford Reservoir. Twelve caves are known within 3 miles of the study area, two of which occur within the study area. Gray bats are known to roost in one of these caves and on one structure on TVA parcels. No change to the zoning of the parcel where the gray bat cave is located is proposed. Foraging habitat for gray bats occurs across Tims Ford Reservoir.

Indiana bats hibernate in caves in winter and use areas around them for swarming (mating) in the fall and staging in the spring, prior to migration back to summer habitat. During the summer, Indiana bats roost under the exfoliating bark of dead snags and living trees in mature forests with an open understory and a nearby source of water (Pruitt and TeWinkel 2007, Kurta et al. 2002). Indiana bats are known to change roost trees frequently throughout the season, while still maintaining site fidelity, returning to the same summer roosting areas in subsequent years (Pruitt and TeWinkel 2007). There are three records of Indiana bat within 3 miles of Tims Ford Reservoir. This species has been documented from a hibernaculum approximately 4 miles from the study area. Suitable summer roosting habitat for this species occurs throughout the project in forested areas and suitable foraging habitat occurs throughout the study area in forests and over bodies of water.

Little brown bats remain widespread in North America although abundance has decreased in recent years due to the effects of white-nose syndrome, a fungal disease caused by an introduced pathogen. The single most significant current threat to this species is mortality from behavioral changes induced by white-nose syndrome. These bats use a wide range of habitats including caves and hollow trees and often use human-made structures for resting and maternity sites. Foraging occurs over water, along the margins of lakes and streams, or in woodlands near water. Winter hibernation sites include caves, tunnels, abandoned mines, and similar sites. Maternity colonies commonly occur in warm sites in buildings (e.g., attics) and other structures; and sometimes in hollow trees. Suitable summer roosting habitat for this species occurs throughout the study area in forested areas. Suitable foraging habitat for this species occurs throughout the study area in forests and over bodies of water. Two caves occur within the study area. Records of little brown bat have been documented within 3 miles of Tims Ford Reservoir. Little brown bats have been documented roosting in a structure on a TVA parcel. This parcel is currently allocated as Zone 3 and has been proposed for reallocation to Zone 2 under all action alternatives (B, B1, C and D). Suitable roosting and foraging habitat is abundant for this species throughout the study area.

The northern long-eared bat predominantly overwinters in large hibernacula such as caves, abandoned mines, and cave-like structures. During the fall and spring, they utilize entrances of caves and the surrounding forested areas for swarming and staging. In the summer, northern long-eared bats roost individually or in colonies beneath exfoliating bark or in crevices of both live and

dead trees (typically greater than 3 inches in diameter). Roost selection by northern long-eared bat is similar to that of Indiana bat, however northern long-eared bats are thought to be more opportunistic in roost site selection. This species also roosts in abandoned buildings and under bridges. Northern long-eared bats emerge at dusk to forage below the canopy of mature forests on hillsides and roads, and occasionally over forest clearings and along riparian areas (USFWS 2014). There are not any records of northern long-eared bats from within 3 miles of Tims Ford Reservoir. Suitable summer roosting habitat for this species occurs throughout the study area in forested areas. Suitable foraging habitat for this species occurs throughout the study area in forests and over bodies of water.

Tricolored bat hibernates in caves, mines, and rock crevices. In summer they roost in dead or live vegetation in live trees. They are associated with forested landscapes where they forage near trees and along waterways, especially riparian areas (Harvey 2011). In middle Tennessee, tricolored bats were observed roosting within clumps of dead foliage hanging from branches of live trees. The dead foliage was typically comprised of hickory or oak leaves (Thames 2020). This species has been documented in the one cave found on a TVA parcel. This parcel would be allocated as Zone 6 and no change to the zoning of this parcel is proposed. Suitable summer roosting habitat for this species occurs throughout the study area in forested areas. Suitable foraging habitat for this species occurs throughout the study area in forests and over bodies of water.

APPENDIX L – LISTED IMPAIRED AND THREATENED WATERS – UPPER ELK RIVER WATERSHED

Table L-1 TDEC 2024 List of Impaired and Threatened Waters – Upper Elk River Watershed

Waterbody ID	Waterbody Name	Primary County	Other County	Water Type	Water Size	Unit	Impairment Cause Name
TN06030003001_0100	Reeves Branch	Giles		River	4.1	Miles	Alteration in stream-side or littoral vegetative covers
TN06030003001_0100	Reeves Branch	Giles		River	4.1	Miles	Escherichia Coli (E. Coli)
TN06030003001_0100	Reeves Branch	Giles		River	4.1	Miles	Nutrients
TN06030003001_0300	Carr Creek	Lincoln		River	10.7	Miles	Alteration in stream-side or littoral vegetative covers
TN06030003001_0300	Carr Creek	Lincoln		River	10.7	Miles	Sedimentation/siltation
TN06030003001_0400	Molino Creek	Lincoln		River	9.3	Miles	Alteration in stream-side or littoral vegetative covers
TN06030003003_1000	Kelly Creek	Giles	Lincoln	River	26.1	Miles	Alteration in stream-side or littoral vegetative covers
TN06030003003_1000	Kelly Creek	Giles	Lincoln	River	26.1	Miles	Sedimentation/siltation
TN06030003010_0400	Shelton Creek	Lincoln		River	11.6	Miles	Low flow alterations
TN06030003010_0700	Stewart Creek	Lincoln		River	9.6	Miles	Alteration in stream-side or littoral vegetative covers
TN06030003012_0400	Robinson Creek	Lincoln	Franklin	River	11.46	Miles	Nutrients
TN06030003012_0400	Robinson Creek	Lincoln	Franklin	River	11.46	Miles	Nutrients
TN06030003012_0400	Robinson Creek	Lincoln	Franklin	River	11.46	Miles	Sedimentation/siltation
TN06030003012_0400	Robinson Creek	Lincoln	Franklin	River	11.46	Miles	Sedimentation/siltation
TN06030003012_1000	Beans Creek	Franklin		River	10.7	Miles	Sedimentation/siltation
TN06030003012_1000	Beans Creek	Franklin		River	10.7	Miles	Sedimentation/siltation
TN06030003015_1000	Elk River	Franklin	Moore	River	15.4	Miles	Flow regime modification
TN06030003015_1000	Elk River	Franklin	Moore	River	15.4	Miles	Temperature
TN06030003030_1000	Boiling Fork Creek	Franklin		River	32.4	Miles	Escherichia Coli (E. Coli)
TN06030003032_1000	Wagner Creek	Franklin		River	18.8	Miles	Alteration in stream-side or littoral vegetative covers
TN06030003032_1000	Wagner Creek	Franklin		River	18.8	Miles	Escherichia Coli (E. Coli)

Waterbody ID	Waterbody Name	Primary County	Other County	Water Type	Water Size	Unit	Impairment Cause Name
TN06030003032_1000	Wagner Creek	Franklin		River	18.8	Miles	Escherichia Coli (E. Coli)
TN06030003032_1000	Wagner Creek	Franklin		River	18.8	Miles	Nutrients
TN06030003032_1000	Wagner Creek	Franklin		River	18.8	Miles	Nutrients
TN06030003032_1000	Wagner Creek	Franklin		River	18.8	Miles	Nutrients
TN06030003035_1000	Elk River	Franklin		River	6.2	Miles	Dissolved oxygen
TN06030003035_1000	Elk River	Franklin		River	6.2	Miles	Flow regime modification
TN06030003036_1000	Woods Reservoir	Franklin	Coffee	Lake/ Reservoir / pond	3908	Acres	Polychlorinated biphenyls (pcbs)
TN06030003041_0100	Yellow Branch	Franklin		River	7.1	Miles	Alteration in stream-side or littoral vegetative covers
TN06030003041_0100	Yellow Branch	Franklin		River	7.1	Miles	Alteration in stream-side or littoral vegetative covers
TN06030003041_0100	Yellow Branch	Franklin		River	7.1	Miles	Escherichia coli (E. coli)
TN06030003041_0100	Yellow Branch	Franklin		River	7.1	Miles	Nutrients
TN06030003041_0100	Yellow Branch	Franklin		River	7.1	Miles	Nutrients
TN06030003041_0100	Yellow Branch	Franklin		River	7.1	Miles	Sedimentation/siltation
TN06030003041_0100	Yellow Branch	Franklin		River	7.1	Miles	Sedimentation/siltation
TN06030003044_0100	Betsy Willis Creek	Grundy	Coffee	River	22.5	Miles	Escherichia coli (E. coli)
TN06030003044_0100	Betsy Willis Creek	Grundy	Coffee	River	22.5	Miles	Nutrients
TN06030003044_0100	Betsy Willis Creek	Grundy	Coffee	River	22.5	Miles	Nutrients
TN06030003044_0700	Caldwell Creek	Grundy		River	9.93	Miles	Escherichia coli (E. coli)
TN06030003044_0710	Gilliam Creek	Grundy		River	6.16	Miles	Escherichia coli (E. coli)
TN06030003044_0712	Unnamed Trib to Gilliam Creek	Grundy		River	2.12	Miles	Alteration in stream-side or littoral vegetative covers
TN06030003044_0712	Unnamed Trib to Gilliam Creek	Grundy		River	2.12	Miles	Escherichia coli (E. coli)
TN06030003044_0712	Unnamed Trib to	Grundy		River	2.12	Miles	Escherichia coli (E. coli)

Waterbody ID	Waterbody Name	Primary County	Other County	Water Type	Water Size	Unit	Impairment Cause Name
	Gilliam Creek						
TN06030003044_0713	Trussel Creek	Grundy		River	4.3	Miles	Escherichia coli (E. coli)
TN06030003044_0713	Trussel Creek	Grundy		River	4.3	Miles	Iron
TN06030003044_0713	Trussel Creek	Grundy		River	4.3	Miles	Manganese
TN06030003044_0713	Trussel Creek	Grundy		River	4.3	Miles	Nutrients
TN06030003044_1000	Elk River	Franklin	Grundy	River	17.9	Miles	Escherichia coli (e. Coli)
TN06030003053_0100	Blue Creek	Coffee	Franklin ; Moore	River	10.9	Miles	Alteration in stream-side or littoral vegetative covers
TN06030003053_2000	Rock Creek	Coffee	Franklin	River	16.1	Miles	Dissolved oxygen
TN06030003053_2000	Rock Creek	Coffee	Franklin	River	16.1	Miles	Flow regime modification
TN06030003053_2000	Rock Creek	Coffee	Franklin	River	16.1	Miles	Nutrients
TN06030003053_2000	Rock Creek	Coffee	Franklin	River	16.1	Miles	Nutrients
TN06030003053_2000	Rock Creek	Coffee	Franklin	River	16.1	Miles	Sedimentation/siltation
TN06030003053_2000	Rock Creek	Coffee	Franklin	River	16.1	Miles	Sedimentation/siltation
TN06030003053_2000	Rock Creek	Coffee	Franklin	River	16.1	Miles	Temperature
TN06030003056_0100	W Fork Mulberry Creek	Lincoln	Moore	River	55.9	Miles	Alteration in stream-side or littoral vegetative covers
TN06030003056_0100	W Fork Mulberry Creek	Lincoln	Moore	River	55.9	Miles	Escherichia coli (e. Coli)
TN06030003056_0100	W Fork Mulberry Creek	Lincoln	Moore	River	55.9	Miles	Escherichia coli (e. Coli)
TN06030003056_0200	E Fork Mulberry Creek	Lincoln		River	14	Miles	Alteration in stream-side or littoral vegetative covers
TN06030003056_0200	E Fork Mulberry Creek	Lincoln		River	14	Miles	Escherichia coli (e. Coli)
TN06030003056_0200	E Fork Mulberry Creek	Lincoln		River	14	Miles	Escherichia coli (e. Coli)

Waterbody ID	Waterbody Name	Primary County	Other County	Water Type	Water Size	Unit	Impairment Cause Name
TN06030003056_0250	E Fork Mulberry Creek	Moore		River	16.8	Miles	Alteration in stream-side or littoral vegetative covers
TN06030003056_0250	E Fork Mulberry Creek	Moore		River	16.8	Miles	Escherichia coli (e. Coli)
TN06030003059_0100	Little Norris Creek	Lincoln		RIVER	26	Miles	Alteration in stream-side or littoral vegetative covers
TN06030003059_0100	Little Norris Creek	Lincoln		RIVER	26	Miles	Sedimentation/siltation
TN06030003060_0600	Saunders Creek	Marshall		River	5.5	Miles	Alteration in stream-side or littoral vegetative covers
TN06030003060_1000	Cane Creek	Marshall	Lincoln	River	44.5	Miles	Alteration in stream-side or littoral vegetative covers
TN06030003060_1000	Cane Creek	Marshall	Lincoln	River	44.5	Miles	Escherichia coli (e. Coli)
TN06030003060_1000	Cane Creek	Marshall	Lincoln	River	44.5	Miles	Nutrients
TN06030003060_1000	Cane Creek	Marshall	Lincoln	River	44.5	Miles	Nutrients
TN06030003063_1000	Swan Creek	Lincoln		River	5.6	Miles	Alteration in stream-side or littoral vegetative covers
TN06030003063_1000	Swan Creek	Lincoln		River	5.6	Miles	Escherichia coli (e. Coli)
TN06030003063_1000	Swan Creek	Lincoln		River	5.6	Miles	Nutrients
TN06030003063_1000	Swan Creek	Lincoln		River	5.6	Miles	Nutrients
TN06030003063_2000	Swan Creek	Marshall	Lincoln	River	9.9	Miles	Dissolved oxygen
TN06030003063_2000	Swan Creek	Marshall	Lincoln	River	9.9	Miles	Escherichia coli (e. Coli)
TN06030003063_2000	Swan Creek	Marshall	Lincoln	River	9.9	Miles	Nutrients
TN06030003064_1000	Bradshaw Creek	Lincoln	Giles	River	27	Miles	Sedimentation/siltation
TN06030003065_1000	Indian Creek	Giles		River	20.5	Miles	Sedimentation/siltation

Waterbody ID	Waterbody Name	Primary County	Other County	Water Type	Water Size	Unit	Impairment Cause Name
TN06030003085_1000	Childer Creek	Franklin		River	8.9	Miles	Alteration in stream-side or littoral vegetative covers
TN06030003085_1000	Childer Creek	Franklin		River	8.9	Miles	Alteration in stream-side or littoral vegetative covers
TN06030003085_1000	Childer Creek	Franklin		River	8.9	Miles	Sedimentation/siltation
TN06030003552_1000	Gum Creek	Franklin		River	12.9	Miles	Physical substrate habitat alterations
TN06030003552_1000	Gum Creek	Franklin		River	12.9	Miles	Physical substrate habitat alterations
TN06030003552_1000	Gum Creek	Franklin		River	12.9	Miles	Sedimentation/siltation
TN06030003552_1000	Gum Creek	Franklin		River	12.9	Miles	Sedimentation/siltation
TN06030003567_1000	Hessey Branch	Franklin		River	9.6	Miles	Alteration in stream-side or littoral vegetative covers
TN06030003567_1000	Hessey Branch	Franklin		River	9.6	Miles	Nutrients
TN06030003567_1000	Hessey Branch	Franklin		River	9.6	Miles	Nutrients
TN06030003567_1000	Hessey Branch	Franklin		River	9.6	Miles	Physical substrate habitat alterations
TN06030003567_1000	Hessey Branch	Franklin		River	9.6	Miles	Sedimentation/siltation
TN06030003567_1000	Hessey Branch	Franklin		River	9.6	Miles	Sedimentation/siltation

APPENDIX M – TIMS FORD RESERVOIR FLOOD ELEVATIONS

Table M-1 Tims Ford Reservoir - Elk River Flood Profiles

Elk River Mile	100-Year Flood, ft	500-Year Flood, ft	Landmark
133.3	893.3	894.2	Tims Ford Dam
134.5	893.3	894.2	
136.2	893.3	894.2	
138.4	893.3	894.2	
140.8	893.3	894.3	
141.7	893.3	894.3	
142.3 (D)	893.3	894.3	Mansford Road Bridge
142.3 (U)	893.3	894.3	
142.6	893.4	894.3	
143.8	893.4	894.4	
144.1	893.4	894.4	
144.9	893.4	894.4	
146.5	893.4	894.4	
146.8	893.5	894.4	
148.2	893.5	894.5	
150.2	893.5	894.5	
151.4	893.5	894.6	
152.8	893.6	894.6	
154.4	893.6	894.7	
154.5 (D)	893.7	894.8	Old Tullahoma Road
154.5 (U)	893.7	894.9	
155.5	893.8	895.0	
157.4	893.9	895.1	
158.8	894.0	895.2	
159.2	894.0	895.3	
160.8	894.3	895.8	
162.9	894.6	896.2	
163.3 (D)	894.7	896.3	US Hwy 41 / State Rt 16
163.3 (U)	895.2	897.1	
163.4 (D)	895.4	897.4	CSX Transportation
163.4 (U)	895.9	898.1	
165.0	898.7	901.4	
166.4 (D)	901.2	903.7	Paynes Church Rd
166.4 (U)	901.6	904.1	
167.3 (D)	906.2	908.2	Morris Ferry Bridge Rd
167.3 (U)	907.4	910.2	

Tims Ford Reservoir - Elk River Flood Profiles, continued			
Elk River	**100-Year**	**500-Year**	
Mile	**Flood, ft**	**Flood, ft**	**Landmark**
168.5	909.9	912.3	
169.93	913.0	915.0	Elk River Dam

Elevations are referenced to National Geodetic Vertical Datum 1929

(D) downstream side of bridge

(U) upstream side of bridge

APPENDIX N – SYMBOLS, ACRONYMS AND ABBREVIATIONS

SYMBOLS, ACRONYMS AND ABBREVIATIONS

§	Section
APE	Area of Potential Effect
ARAP	Aquatic Resource Alteration Permit
BLS	Bureau of Labor Statistics
Board	TVA Board of Directors
BMP	Best Management Practices
CAA	Clean Air Act
CFR	Code of Federal Regulations
CVLP	Comprehensive Valleywide Land Plan
CWA	Clean Water Act
DO	Dissolved Oxygen
EA	Environmental Assessment
ESA	Endangered Species Act
EIS	Environmental Impact Statement
EO	Executive Order
EPA	Environmental Protection Agency
HUC	Hydrologic Unit Code
LTRM	Little Tennessee River Mile
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
NRI	Nationwide Rivers Inventory
NRP	Natural Resource Plan
NWI	National Wetland Inventory
PCB	Polychlorinated Biphenyl
PM	Particulate Matter
PSD	Prevention of Significant Deterioration
RLA	Rapid Lands Assessment
RLMP	Reservoir Land Management Plan
ROS	Reservoir Operation Study
ROW	Right-of-Way
SHPO	State Historic Preservation Officer
SMI	Shoreline Management Initiative
SMP	Shoreline Management Policy
TDEC	Tennessee Department of Environment and Conservation
TMDL	Total Maximum Daily Load
TERDA	Tims Ford Reservoir Development Agency
TRM	Tennessee River Mile
TWRA	Tennessee Wildlife Resources Agency

USACE	U.S. Army Corps of Engineers
USC	United States Code
USCB	U.S. Census Bureau
USDA	U.S. Department of Agriculture
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
UTK	University of Tennessee, Knoxville
WMA	Wildlife Management Area

APPENDIX O – LIST OF PREPARERS

LIST OF PREPARERS

Name:	**Caitlin Baird**
Education:	M.B.A., Environmental Management; B.S., Environmental Science
Project Role:	Document preparation
Experience:	2 years in environmental policy and 1 year in NEPA compliance
Name:	**Kelly Baxter**
Education:	M.S., Plant Science and Landscape Systems; B.S., Botany
Project Role:	Document preparation, NEPA compliance, land use, visual resources, recreation
Experience:	18 years of experience in project management, NEPA compliance, and land management
Name:	**Emily Doub**
Education:	M.S. Comparative Biomedical Science, B.S., Wildlife & Fisheries Science, B.S. Animal Science
Project Role:	Wildlife, Threatened and Endangered Species
Experience:	7 years in biological field studies, 1 year in NEPA compliance and ESA consultation for T&E terrestrial species
Name:	**Sara McLaughlin-Johnson**
Education:	B.S., Wildlife and Fisheries Science
Project Role:	Wildlife, Threatened and Endangered Species
Experience:	13 years in Biological Compliance, NEPA compliance, and Endangered Species Act consultation for listed terrestrial animals, 18 years in biological field studies
Name:	**David Mitchell**
Education:	M.S., Soil and Water Science, B.S., Horticulture
Project Role:	Vegetation, Threatened and Endangered Plants
Experience:	18 years of experience with botany, ecosystem restoration, land management
Name:	**Alec Nance**
Education:	B.S, Wildlife and Fisheries Management
Project Role:	Aquatic Ecology
Experience:	1 year of NEPA compliance and Endangered Species Act consultation for listed federally aquatic animals
Name:	**Kerry David Nichols**
Education:	Ph.D., Anthropology (North American Archaeology)
Project Role:	Cultural Resources
Experience:	14 years of experience as an Archaeologist at Missouri and Texas SHPOs, 7 years as an Archaeologist at TVA

Name:	**Sarah Ottinger**
Education:	M.S., Ecology, B.S., Environmental Soil Science
Project Role:	Socioeconomics
Experience:	2 years of experience in environmental compliance including biological and NEPA compliance, 6+ years in GIS-based software and statistical data modeling
Name:	**Rebecca Park**
Education:	M.S., Ecology; B.S., Environmental Science
Project Role:	Wetlands
Experience:	2 years of experience in environmental compliance, 5 years of experience in land management and biological field studies
Name:	**Callan Pierson**
Education:	B.S. Civil Engineering
Project Role:	Water Quality
Experience:	5 years of experience in surface water regulatory compliance
Name:	**Matt Reed**
Education:	M.S, Wildlife and Fisheries Science
Project Role:	Aquatic ecology and threatened and endangered species
Experience:	13 years working with threatened and endangered aquatic species ; 7 years in Endangered Species Act, NEPA, and Clean Water Act compliance and stream assessments
Name:	**Chloe Sweda**
Education:	B.S., Earth and Environmental Sciences
Project Role:	Natural Areas
Experience:	6 years of experience in natural resource management
Name:	**Lesley Webb**
Education:	M.S., Biology; B.S., Biology
Project Role:	Project manager, land use planner, document preparation
Experience:	18 years of experience in land and natural resources management and shoreline permitting (Section 26a of the TVA Act)
Name:	**Carrie Williamson, P.E. (TN), CFM**
Education:	M.S., Civil Engineering; B.S., Civil Engineering; Professional Engineer, Certified Floodplain Manager
Project Role:	Floodplains and Flood Risk
Experience:	12 years of experience in floodplains and flood risk; 3 years in river forecasting; 11 years in compliance monitoring

APPENDIX P – LITERATURE CITED

LITERATURE CITED

Brady, J., T.H. Kunz, M.D. Tuttle and D. Wilson. 1982. Gray Bat Recovery Plan. U.S. Fish and Wildlife Service, Denver, Colorado. 143 pp.

Centers for Disease Control and Prevention. 2013. Health Disparities and Inequalities Report — United States, 2013. Morbidity and Mortality Weekly Report, January 14, 2011, Vol. 60. Retrieved from: http://www.cdc.gov/mmwr/pdf/other/su6001.pdf. (Accessed May 2025).

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of Wetland and Deepwater Habitats of the United States. Washington, D.C.: U.S. Fish and Wildlife Publication FWS/OBS-79/31.

Dahl, T.E. 2011. Status and trends of wetland in the coterminous United States 2004 to 2009. U.S. Department of the Interior; Fish and Wildlife Service Washington, D.C. 108 pp.

Environmental Protection Agency (EPA). 1990. Memorandum of Agreement between Department of the Army and the Environmental Protection Agency Concerning the Determination of Mitigation under the Clean Water Act Section 404(b)(1) Guidelines. Retrieved from: https://www.epa.gov/sites/production/files/2019-05/documents/1990_army-epa_mitigation_moa.pdf (Accessed March 2025).

_____. 2016. Climate Change Indicators in the United States. Retrieved from: https://www.epa.gov/climate-indicators (Accessed March 2025).

_____. 2024a. Ecoregions of North America. Retrieved from: https://www.epa.gov/eco-research/ecoregions-north-america (Accessed April 2025).

_____. 2024b. Wetlands Classification and Types. Retrieved from: https://www.epa.gov/wetlands/wetlands-classification-and-types#marshes (Accessed May 2025).

Executive Order 11988, Floodplain Management, Federal Register Vol. 42, No. 101, May 25, 1977. pp. 26,951-26,957.

Gibbons, W. and M. Dorcas. 2005. Snakes of the Southeast. University of Georgia Press, Athens, Georgia, 253 pp.

Griffith, G.E., J.M. Omernik and S. Azevedo. 1998. Ecoregions of Tennessee (color poster with map, descriptive text, summary tables, and photographs): Reston, Virginia, U.S. Geological Survey (map scale 1:1,250,000).

Harvey, M. J., J. S. Altenbach, and T. L. Best. 2011. Bats of the United States and Canada. Johns Hopkins University Press, Baltimore, MD. 224 pp.

Kurta, A, S. W. Murray, and D. H. Miller. 2002. Roost selection and movements across the summer landscape. In Kurta, A. and J. Kennedy, eds. The Indiana Bat: Biology and Management of an Endangered Species. Bat Conservation International, Austin, Texas.

Melillo, Jerry M., Terese (T.C.) Richmond, and Gary W. Yohe, Eds. 2014. Climate Change Impacts in the United States: The Third National Climate Assessment. U.S. Global Change Research Program.

Miller, J.H., Manning, S.T., and S.F. Enloe. 2010. A management guide for invasive plants in the Southern forests. Gen. Tech. Rep. SRS-131. US Department of Agriculture, Forest Service, Southern Research Station: 1-3.

Morse, L.E., J.M. Randall, N. Benton, R. Hiebert, and S. Lu. 2004. An Invasive Species Assessment Protocol: Evaluating Non-Native Plants for Their Impact on Biodiversity. Version 1. NatureServe, Arlington, Virginia.

National Geographic. 2002. Field Guide to the Birds of North America (Fourth Edition). National Geographic Society, Washington D.C. 480 pp.

NatureServe. 2025. NatureServe Explorer: An Online Encyclopedia of Life. Arlington, VA. U.S.A. Retrieved from: http://explorer.natureserve.org/. (Accessed March 2025).

Parker, P.L., and T.F. King. 1998. Guidelines for Evaluating and Documenting Traditional Cultural Properties. National Register Bulletin 38. Originally published 1990 (revised 1992; 1998), U.S. Department of the Interior, National Park Service, Washington, D.C. Available at: Guidelines for Evaluating and Documenting Traditional Cultural Properties | Resolution Copper Project and Land Exchange Environmental Impact Statement.

Powell, R., R. Conant, and J. T. Collins. 2016. Field Guide to Reptiles and Amphibians of Eastern and Central North America (Fourth Edition). Peterson Field Guide, Houghton Mifflin Harcourt, Boston, Massachusetts. 494 pp.

Pruitt, L., and L. TeWinkel. 2007. Indiana Bat (Myotis sodalis) Draft Recovery Plan: First Revision. U.S. Fish and Wildlife Service, Fort Snelling, MN. 258 pp.

Tennessee Department of Environment and Conservation (TDEC). 2024a. The Status of Water Quality in Tennessee: 2024 305(b) Report. Division of Water Resources. Nashville, Tennessee. Retrieved from https://www.tn.gov/environment/program-areas/wr-water-resources/water-quality/water-quality-reports---publications.html (Accessed March 2025).

_____. 2024b. Final Year 2024 303(d) List of Impaired Waters. Division of Water Resources. Nashville, TN. Retrieved from https://www.tn.gov/environment/program-areas/wr-

water-resources/water-quality/water-quality-reports---publications.html (Accessed March 2025).

Tennessee Department of Labor and Workforce Development (TN LWD). 2024. "Labor Force Estimates." 2024. Tn.gov. 2024. Retrieved from: https://www.tn.gov/workforce/general-resources/major-publications0/major-publications-redirect/public-reports-redirect/labor-force-estimates.html. (Accessed May 2025).

Tennessee Invasive Plant Council. 2025. TN-IPC Invasive Plant List. Retrieved from: https://www.tnipc.org/invasive-plants/ (Accessed March 2025).

TVA. 1981. Class Review of Repetitive Actions in the 100-Year Floodplain, Federal Register Vol. 46, No. 76, April 21, 1981. pp. 22,845-22,846.

_____. 1998a. Shoreline Management Initiative: An Assessment of Residential Shoreline Development Impacts in the Tennessee Valley. Final Environmental Impact Statement. TVA Land Management, Norris, Tennessee. Retrieved from: https://www.tva.com/nepa (Accessed March 2025).

_____. 1998b. Aquatic Ecological Health Determinations for TVA Reservoirs— 1997. Primary authors/editors Don L. Dycus and Dennis L. Meinert. TVA Water Management, Clean Water Initiative, Chattanooga, Tennessee.

_____. 2000a. Final Environmental Impact Statement, Tims Ford Reservoir Land Management Plan. Resource Stewardship. Retrieved from: https://www.tva.com/environment/environmental-stewardship/land-management/reservoir-land-management-plans/Tims Ford-reservoir-land-management-plan (Accessed January 2025).

_____. 2000b. Tims Ford Reservoir Land Management Plan. Resource Stewardship. Retrieved from: https://www.tva.com/environment/environmental-stewardship/land-management/reservoir-land-management-plans/Tims Ford-reservoir-land-management-plan (Accessed January 2025).

_____. 2004. Reservoir Operations Study Final Programmatic Environmental Impact Statement. Retrieved from: https://www.tva.com/nepa (Accessed January 2025).

_____. 2016. Floating Houses Policy Review Final Environmental Impact Statement. Alabama, Georgia, Kentucky, Mississippi, North Carolina, Tennessee, and Virginia. February 2016. Retrieved from: https://www.tva.com/nepa (Accessed January 2025).

_____. 2017. Multiple Reservoir Land Management Plans Final Environmental Impact Statement. Retrieved from: https://www.tva.com/nepa (Accessed January 2025).

_____. 2020. Updated Natural Resource Plan and Final Programmatic Environmental Impact Statement. Retrieved from: https://www.tva.com/nepa (Accessed March 2025).

_____. 2022. TVA Reservoir Health Ratings for Tims Ford Reservoir. Retrieved from https://www.tva.com/environment/environmental-stewardship/water-quality/reservoir-health-ratings/tims-ford-reservoir (Accessed May 2025).

_____. 2025. TVA Regional Natural Heritage database. Queried April 2025.

Thames, D. B. Summer Foraging Range Selection of Tri-colored Bats, Perimyotis subflavus. Master's Thesis, University of Tennessee, 2020.

Tuttle, M. D. 1976a. Population ecology of the gray bat (Myotis grisescens): philopatry, timing, and patterns of movement, weight loss during migration, and seasonal adaptive strategies. Occasional Papers of the Museum of Natural History, University of Kansas, 54:1-38.

_____. 1976b. Population ecology of the gray bat (Myotis grisescens): factors influencing growth and survival of newly volant young. Ecology 57: 587-595.

University of Tennessee at Knoxville (UTK). 2024b. 2020 Census Data: Tennessee Population Topping 6.9 Million, April 21, 2024. Retrieved from: https://news.utk.edu/2021/04/28/2020-census-data-shows-tennessee-population-topping-6-9-million/ (May 2025).

U.S. Census Bureau (USCB). 2020. "TOTAL POPULATION,". *Decennial Census, DEC 118th Congressional District Summary File, Table P1*, 2020. Retrieved from: https://data.census.gov/table/DECENNIALCD1182020.P1?t=Populations+and+People&g=040XX00US47_050XX00US47051,47127. (Accessed May 2025).

_____. 2023. American Community Survey 2019-2023. Detailed Tables. Retrieved from: https://data.census.gov/cedsci/. (Accessed May 2025).

_____. 2024. U.S. Census Bureau Quick Facts for Franklin and Moore counties. United States Census Bureau. 2024. Retrieved from: https://www.census.gov/quickfacts/fact/table/franklincountytennessee and https://www.census.gov/quickfacts/fact/table/moorecountytennessee. (Accessed May 2025).

U.S. Department of Health and Human Services. 2025. “Poverty Guidelines.” ASPE, U.S. Department of Health and Human Services. Retrieved from: https://www.hhs.gov/topics/poverty-economic-mobility/poverty-guidelines (Accessed May 2025).

U.S. Department of Agriculture. 2025. Federal Noxious Weed List. Retrieved from https://www.aphis.usda.gov/sites/default/files/weedlist.pdf (Accessed June 2025).

U.S. Fish and Wildlife Service (USFWS). 2007. National Bald Eagle Management Guidelines. Retrieved from: http://www.fws.gov/northeast/ecologicalservices/pdf/NationalBaldEagleManagementGuidelines.pdf (Accessed May 2025).

_____. 2013. Bald and Golden Eagle Protection Act. Retrieved from: https://www.fws.gov/program/eagle-management (Accessed May 2025).

_____. 2014. Northern Long-eared Bat Interim Conference and Planning. Retrieved from: https://www.fws.gov/sites/default/files/documents/20210401_EDGES_USACE_NorthernIndianaBat.pdf (Accessed May 2025).

_____. 2025. Information for Planning and Consultation. Retrieved from https://ipac.ecosphere.fws.gov/ (Accessed May and June 2025).

U.S. Forest Service. 1995. Landscape Aesthetics: A Handbook for Scenery Management. Agriculture Handbook Number 701.

U.S. Water Resources Council. 1978. Guidelines for Implementing Executive Order 11988, Floodplain Management. Federal Register Vol. 43, No. 29, February 10, 1978. pp. 6030-6054.

Whitaker, J. O. 1996. Field guide to North American Mammals. National Audubon Society. Alfred A. Knopf, New York, 937pp.