

# Cherokee Reservoir Land Management Plan - Summary of Allocation Changes

Land use allocation changes on Cherokee Reservoir that have occurred since the 2001 Cherokee Reservoir Land Management Plan (RLMP) was completed are summarized below:

Parcel & Tract No.	2001 Cherokee RLMP		Allocation Change Description <sup>2</sup>	Justification <sup>3</sup>
	Allocation <sup>1</sup>	Acres		
Parcel 17 (XCK-17PT)	Zone 4	2.8	<ul style="list-style-type: none"> <li>0.99 acre changed to Zone 7 (new Parcel 17a)</li> <li>Parcel 17 is now 1.81 acres and remains Zone 4</li> </ul>	Administrative Error
Parcel 72 (XCK-72PT)	Zone 4	118.74	<ul style="list-style-type: none"> <li>0.4 acre changed to Zone 1 (new Parcel 72a)</li> <li>Parcel 72 is now 118.34 acres and remains Zone 4</li> </ul>	Administrative Error
Parcel 76 (XCK-76PT)	Zone 4	58.17	<ul style="list-style-type: none"> <li>0.01 acre changed to Zone 5 (new Parcel 76a)</li> <li>Parcel 76 is now 58.16 acres and remains Zone 4</li> </ul>	Land Policy

<sup>1</sup> See [definitions of the land planning zones](#)

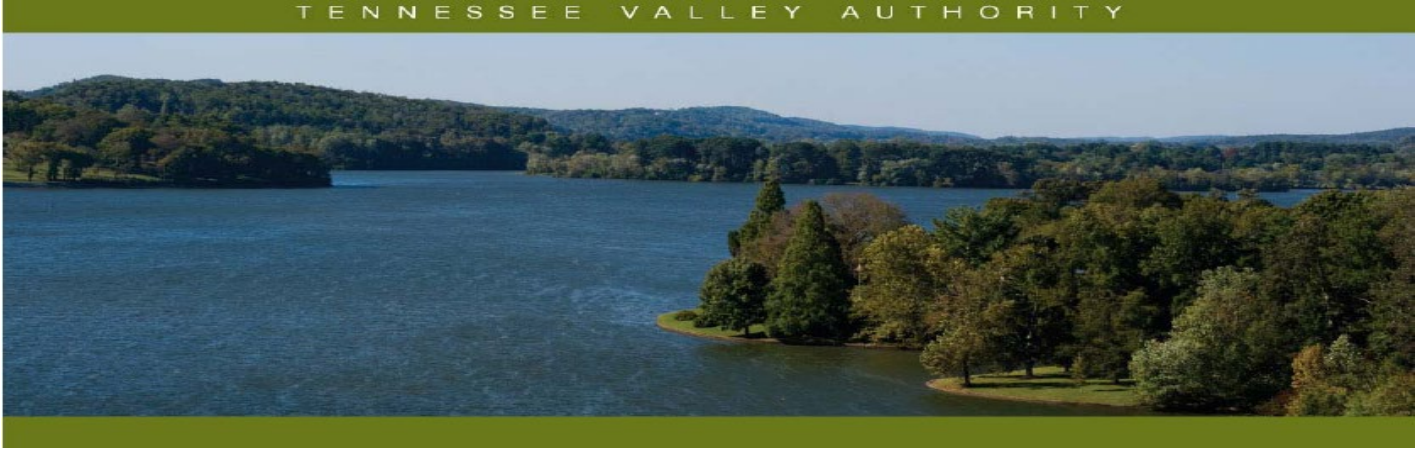
<sup>2</sup> More information is available below - the fact sheets for the allocation changes described in the table above are considered a supplement to the 2001 Cherokee RLMP.

## Land Use Allocation Changes

After approval of a [reservoir land management plan](#) by TVA, all future uses of TVA-managed lands on that reservoir must then be consistent with the allocations within that RLMP.

<sup>3</sup> In accordance TVA policies and guidelines, allocation changes after approval of an RLMP are only allowable under limited circumstances described below:

- (1) To correct administrative errors that occurred during the planning process
- (2) To implement TVA's [Shoreline Management Policy](#), consistent with the TVA [Land Policy](#)
- (3) To allow water-access for industrial or commercial recreation operations on private backlying property, consistent with the TVA [Land Policy](#)



## Cherokee Reservoir Land Management Plan Allocation Change – Plan Tracts XCK-17PT and XCK- 17aPT

### Reservoir Land Planning Allocation Change for Industrial Operations

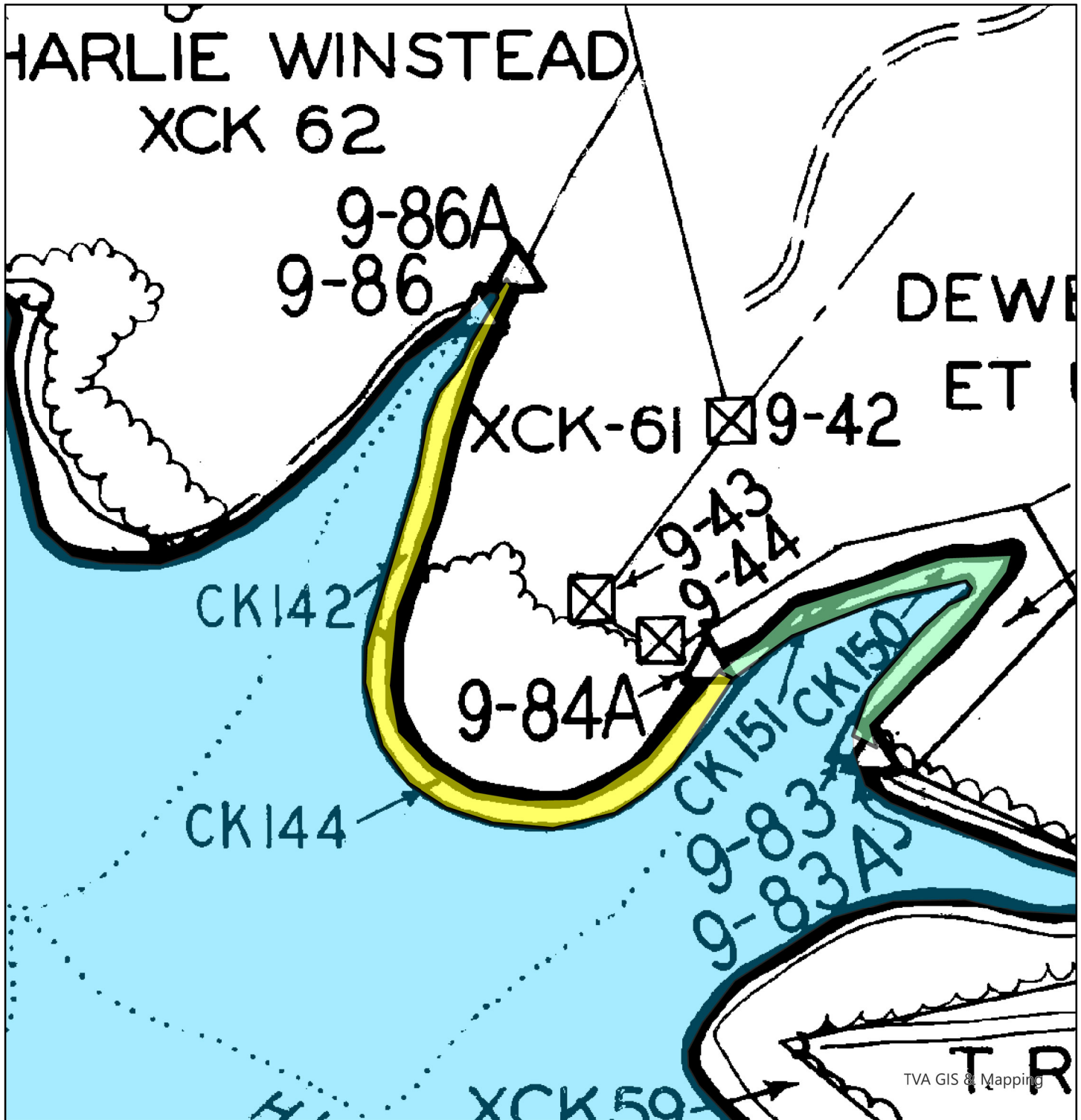
After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must then be consistent with the land use allocations within that RLMP. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use and backlying access rights. These allocations have the potential for conflict if the allocation does not align with the backlying rights of ingress and egress. This document addresses the reallocation of a portion of XCK-17PT (Parcel 17) from Zone 4 (Natural Resource Conservation) to Zone 7 (Residential Access) and is considered a supplement to the 2001 Cherokee RLMP. Definitions of TVA's land planning allocation zones are available at <https://www.tva.com/landplanzones>.

### General Information about Cherokee Reservoir

Cherokee Reservoir is an impoundment of the Holston River formed by Cherokee Dam, which is located at Holston River mile 52.3 in Jefferson County, Tennessee. Cherokee Reservoir is located in parts of Grainger, Hamblen, Hawkins, and Jefferson Counties in Tennessee. TVA originally acquired 45,158 acres of land for construction of the reservoir, which was completed in December 1941. TVA has retained 8,186.9 acres of land lying above full pool elevation. At full pool, the reservoir is 54 miles long; mainland shoreline length is 336 miles; and surface area is 31,240 acres.

### Cherokee Parcel 17 (XCK-17PT) and Parcel 17a (XCK-17aPT)

XCK-17PT (2.8 acres) is located in Hamblen County along Hull Branch on the left descending bank at Holston River mile 54.3. In the 2001 Cherokee RLMP, XCK-17PT was allocated as "Natural Resource Conservation." A 0.99-acre portion of Parcel 17 fronts a former TVA tract that was sold with ingress and egress rights such that water-use facilities could be requested through a Section 26a permit application. Under the current "Natural Resource Conservation" allocation, no water-use facilities could be requested. In order to resolve the conflict, the 0.99 acre portion of Parcel 17 was reallocated to "Residential Access," consistent with the backlying land rights. The remainder of Parcel 17 (1.81 acres) will continue to be allocated as "Natural Resource Conservation."




### Exhibit Map


Proposed Allocation Change  
 Hamblen County, Tennessee  
 XCK-17PT

Hull Branch, Holston River Mile 54.3L

Map Reference:  
 C/D Stage: 9  
 Quad: 163NW



 XCK-17aPT - Area to be  
 Reallocated to Zone 7  
 (Approx. 0.99 acres)

 XCK-17PT - Area to Remain  
 Zone 4 (Approx. 1.81 acres)



Cherokee Reservoir

September 19, 2023



## Cherokee Reservoir Land Management Plan Allocation Change – XCK-72PT and XCK-72aPT

### **Reservoir Land Planning Errors**

After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), all future uses of TVA managed lands on that reservoir must then be consistent with the allocations within that RLMP. Recent research of deeds show that on certain TVA reservoir land tracts and the current land management zone allocations have the potential to conflict with egress and ingress rights of the adjacent property owners if the current backlying land use were to change. The resolution of these potential conflicts has resulted in the reallocation of the TVA-managed land to align with the egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion Cherokee Plan Tract No. XCK-72PT (Parcel 72) from Zone 4 (Natural Resource Conservation) to Zone 1 (Non-TVA Shoreland) and is considered a supplement to the 2001 RLMP. Definitions of TVA's land planning allocations are located on TVA's Web site [www.tva.com/landplanzones](http://www.tva.com/landplanzones).

### **General Information about Cherokee Reservoir**

Cherokee Reservoir is an impoundment of the Holston River formed by Cherokee Dam, which is located at Holston River mile (HRM) 52.3 in Jefferson County, Tennessee. Cherokee Reservoir is located in parts of Grainger, Hamblen, Hawkins, and Jefferson Counties in Tennessee. TVA originally acquired 45,158 acres of land for construction of the reservoir, which was completed in December 1941. TVA has retained 8,187 acres of land lying above full pool elevation. At full pool, the reservoir is 54 miles long; mainland shoreline length is 336 miles; and surface area is 31,240 acres.

### **Cherokee Parcel 72 (XCK-72PT) and Parcel 72a (XCK-72aPT)**

XCK-72PT (118.7 acres) is located in Hawkins County, Tennessee, along the right descending bank of HRM 96.3. In the 2001 RLMP, XCK-72PT was allocated for "Natural Resource Conservation." In 1941, TVA acquired an easement for use of the private property adjacent to XCK-72PT as an excavation area to support the construction of Highway 11. As a result of the excavation, the shoreline elevations were altered which caused a portion of the private property to become inundated and the TVA property has eroded to the extent that the adjacent backlying private property adjoins the TVA summer pool elevation. In these instances, water use facilities have been considered, pursuant to TVA policy, for backlying property owners. and in order to resolve the potential conflict from allocation, which does not allow for private water use facilities, XCK-72PT is modified to consist of new Plan Tract Nos. XCK-72aPT and XCK-72PT (Figure 1). XCK-72aPT fronts the private property adjoining the normal pool elevation of the reservoir, occupies approximately 375 feet of shoreline, and is now designated as Zone 1 (Non-TVA Shoreland). Requests for private water use facilities will be considered on XCK-72aPT. XCK-72PT now consists of the remaining 118.3 acres of the original reservoir land tract and remains designated as "Natural Resource Conservation."

Figure 1. XCK-72PT Exhibit Map



- XCK-72aPT - Area Reallocated to Zone 1 - (Approx. 0.4 acre)
- XCK-72PT - Area To Remain Zone 4 - (Approx. 118.3 acres)

Exhibit Map

Land Use Allocation Change  
 XCK-72aPT and XCK-72PT  
 Hawkins County, Tennessee  
 Holston River Mile 96.3R

Map Reference:  
 C/D Stage: 53  
 Quad: 171NE

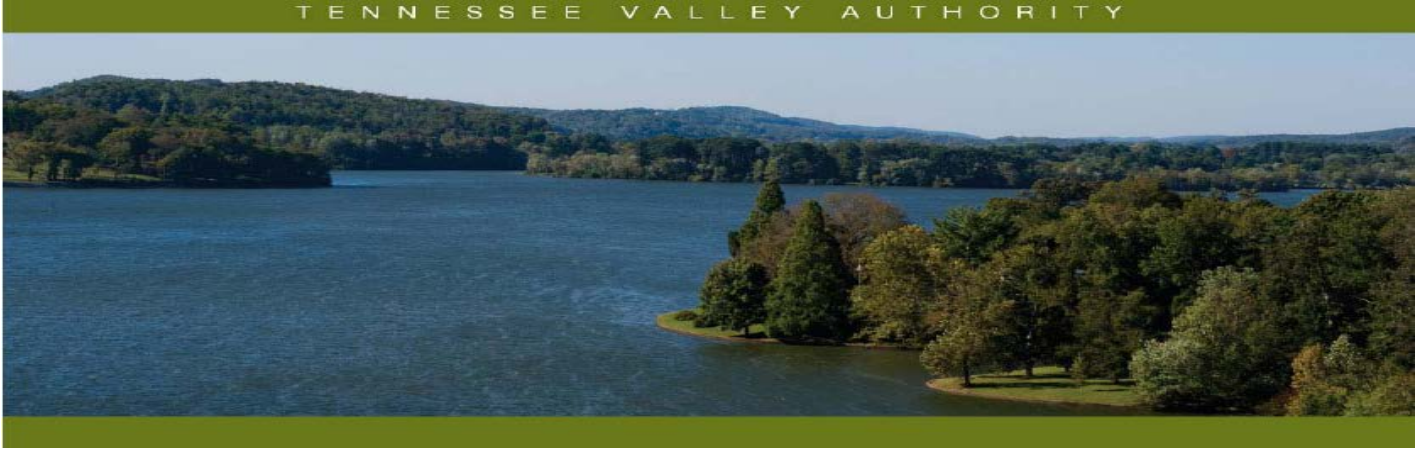


Property and Natural Resources

October 2, 2012



Cherokee Reservoir



## Cherokee Reservoir Land Management Plan Allocation Change – XCK-76PT and XCK-76aPT

### Reservoir Land Planning Allocation Change for Industrial Operations

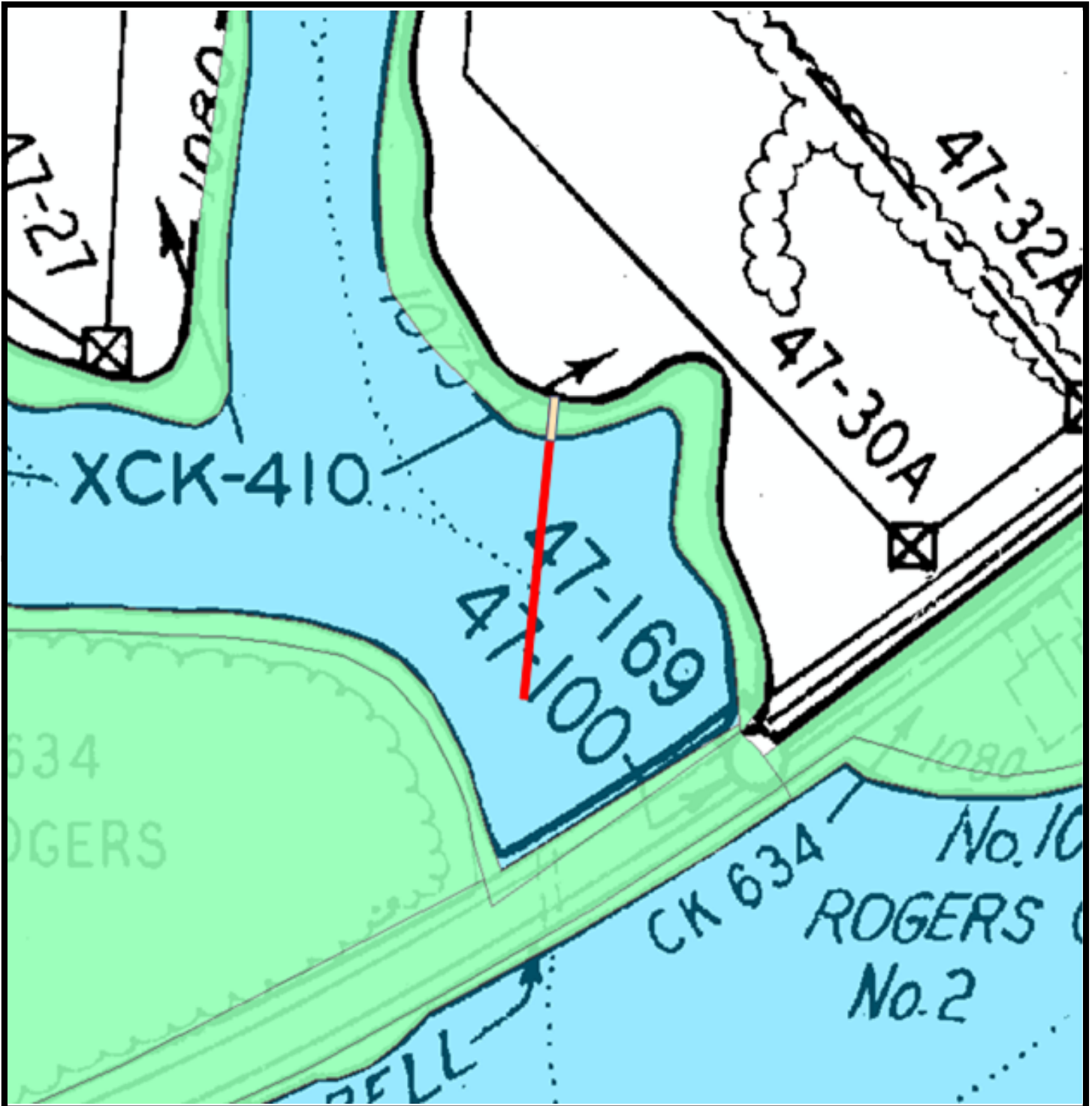
After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must then be consistent with the land use allocations within that RLMP. Revisions to land use allocations outside of the normal land planning process are allowed under certain constraints. Allocation changes can be made to correct administrative errors that occurred during the planning process. Moreover, the TVA Land Policy provides, "TVA shall consider changing a land use designation outside of the normal planning process only for water-access purposes for industrial or commercial recreation operations on privately owned backlying land or to implement TVA's Shoreline Management Policy." This document addresses the reallocation of a portion of Cherokee Plan Tract No. XCK-76PT (Parcel 76) from Zone 4 (Natural Resource Conservation) to Zone 5 (Industrial) for a proposed industrial water intake site and is considered a supplement to the 2001 Cherokee RLMP. Definitions of TVA's land planning allocation zones are available at <https://www.tva.com/landplanzones>.

### General Information about Cherokee Reservoir

Cherokee Reservoir is an impoundment of the Holston River formed by Cherokee Dam, which is located at Holston River mile (HRM) 52.3 in Jefferson County, Tennessee. Cherokee Reservoir is located in parts of Grainger, Hamblen, Hawkins, and Jefferson Counties in Tennessee. TVA originally acquired 45,158 acres of land for construction of the reservoir, which was completed in December 1941. TVA has retained 8,187 acres of land lying above full pool elevation. At full pool, the reservoir is 54 miles long; mainland shoreline length is 336 miles; and surface area is 31,240 acres.

### Cherokee Parcel 76 (XCK-76PT) and Parcel 76a (XCK-76aPT)

XCK-76PT (58.17 acres) is located in Hawkins County along the right descending bank at HRM 89.7. In the 2001 Cherokee RLMP, XCK-76PT was allocated as "Natural Resource Conservation." An easement across a 0.01-acre portion of XCK-76PT has been requested by a corporation to install a permanent water intake structure at Red House Branch to supplement water used within its manufacturing process during times of drought. The "Natural Resource Conservation" allocation is incompatible with the proposed development of the water intake structure that would cross TVA shoreline property. In order to resolve the potential land use conflict with the "Natural Resource Conservation" allocation, a 0.01-acre portion of the 58.17-acre Parcel 76 (XCK-76PT) is now new Parcel 76a (XCK-76aPT) and the land use allocation for the 0.01-acre area changed from "Natural Resource Conservation" to "Industrial." XCK-76aPT has approximately 15 linear feet of shoreline. This allocation change is consistent with the industrial operations provision of the Land Policy, as the proposed water intake would be used to support industrial operations. The remaining 58.16 acres of Parcel 76 will continue to be allocated as "Natural Resource Conservation."



- Easement Location  
(Approx. 0.13 acre)
- XCK-76aPT - Area  
Reallocated to Zone 5  
(Approx. 0.01 acre)
- XCK-76PT - Area to  
Remain Zone 4  
(Approx. 58.17 acres)

## Exhibit Map

Land Use Allocation Change  
XCK-76aPT and XCK-76PT  
Hawkins County, Tennessee  
Holston River Mile 89.7R

Map Reference:  
C/D Stage: 47-D  
Quad: 171SW



Natural Resources

December 4, 2017

