

# Chickamauga Reservoir Land Management Plan - Summary of Allocation Changes

Land use allocation changes on Chickamauga Reservoir that have occurred since the 2017 Chickamauga Reservoir Land Management Plan (RLMP) was completed are summarized below:

Parcel & Tract No.	2017 Chickamauga RLMP		Allocation Change Description <sup>2</sup>	Justification <sup>3</sup>
	Allocation <sup>1</sup>	Acres		
Parcel 263 (XCR-263PT2)	Zone 5	72.9	<ul style="list-style-type: none"> <li>0.34 acre changed to Zone 1.</li> <li>Parcel 263 is now 72.56 acres and remains Zone 5.</li> </ul>	Administrative Error
Parcel 354 (XCR-354PT2)	Zone 4	0.8	<ul style="list-style-type: none"> <li>The entire parcel has been reallocated to Zone 6 and remains Parcel 354.</li> </ul>	Administrative Error

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

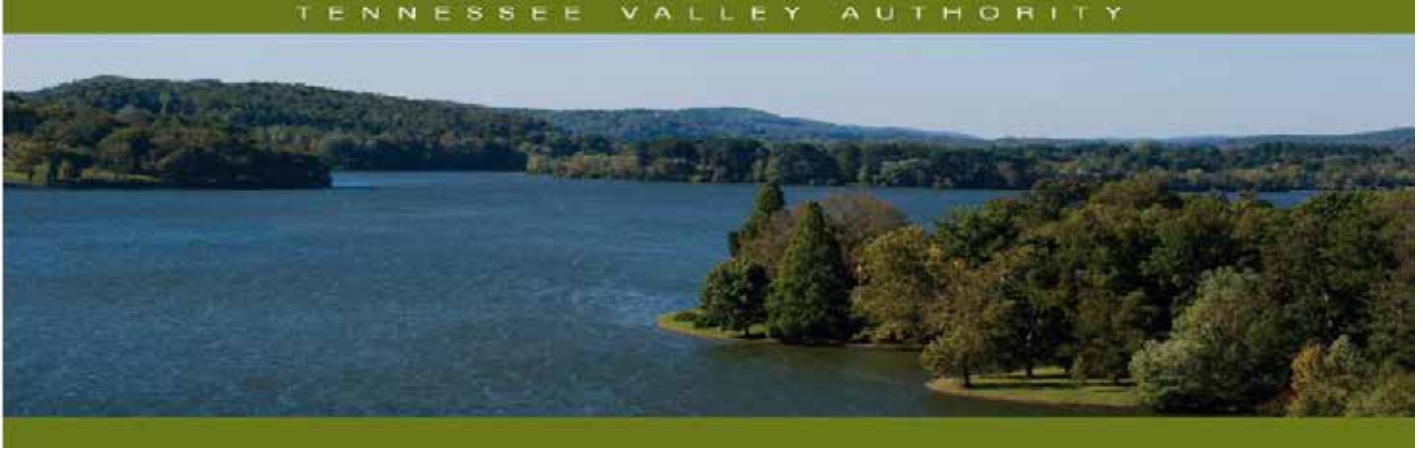
<sup>2</sup> More information is available in the fact sheet below. The fact sheets for allocation changes are considered a supplement to the 2017 Chickamauga RLMP.

## 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](#)



## Chickamauga Reservoir Land Management Plan Error – Plan Tract Nos. XCR-263PT2

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### Reservoir Land Planning Errors

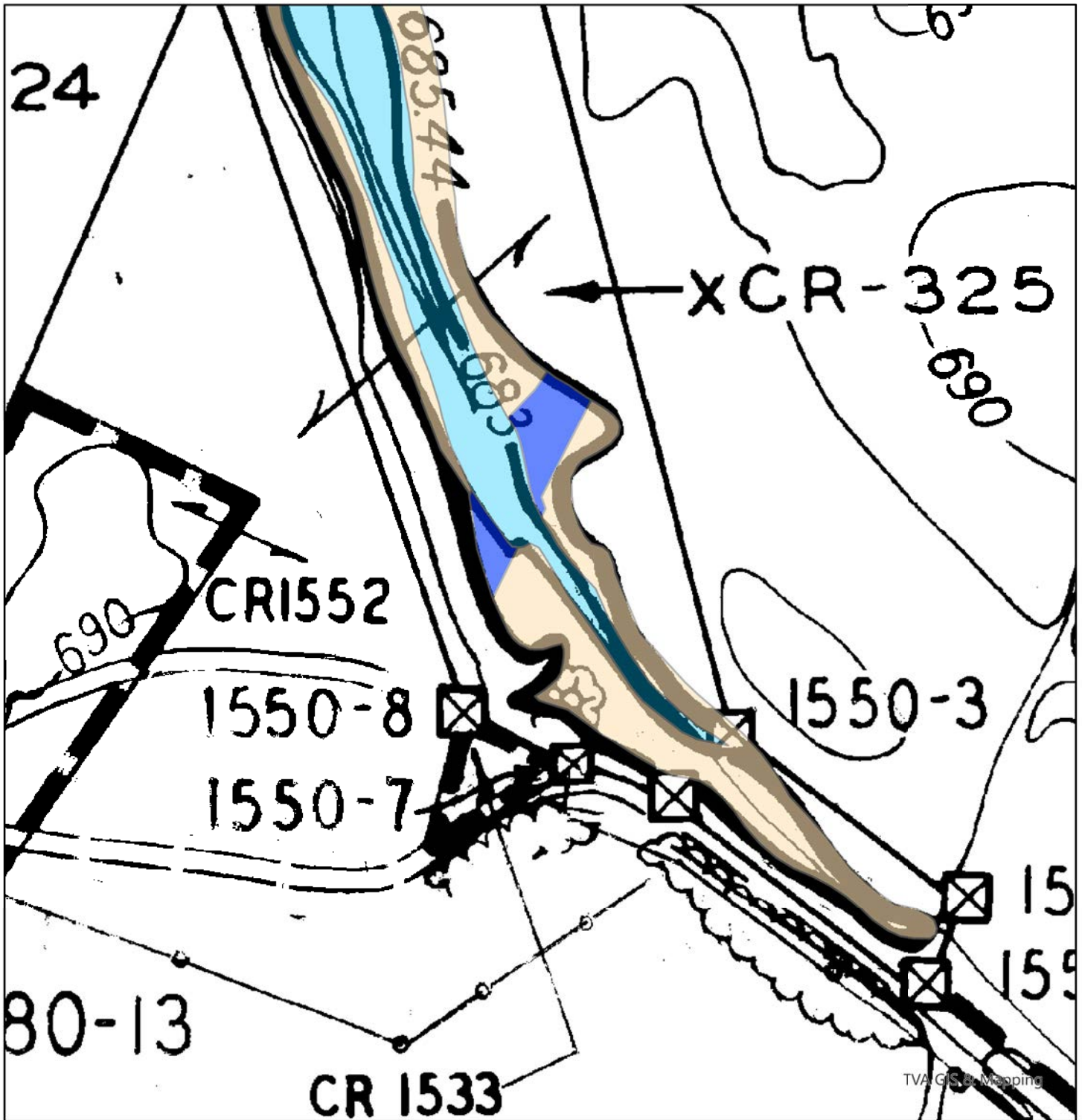
After approval of a reservoir land management plan by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must then be consistent with the land use allocations within that land plan. Recent research has revealed that a sale tract was overlooked, resulting in the allocation of lands no longer in the possession of TVA. Former TVA reservoir property reverts to Zone 1 (Non-TVA Shoreland). This document addresses the reallocation of a portion of Parcel 263 is considered a supplement to the 2017 Chickamauga Reservoir Land Management Plan. Definitions of TVA's land planning allocation zones are available at <https://www.tva.gov/landplanzones>.

### General Information about Chickamauga Reservoir

Chickamauga Reservoir is an impoundment of the Tennessee River formed by Chickamauga Dam, which is located at Tennessee River mile 471.0. Chickamauga Reservoir is situated in Bradley, Hamilton, McMinn, Meigs, Polk, and Rhea counties in east Tennessee. Chickamauga Reservoir has about 784 miles of shoreline and 16,061 acres of reservoir shoreland. At full pool, the reservoir is approximately 59-miles-long with a reservoir surface area of 36,240 acres.

### Chickamauga Parcel 263

XCR-263PT2 (72.9 acres) is located in Bradley County, Tennessee along the left descending bank of Hiwassee River mile 15.5. In the 2017 Chickamauga Reservoir Land Management Plan, Parcel 263 is allocated for "Industrial" use. A 0.34-acre portion of Parcel 263 is located within a former tract of TVA land that was sold at public auction through Section 31 of the TVA Act. This tract was inadvertently depicted as TVA property rather than private property. In order to correct the error, 0.34 acres will be removed from XCR-263PT2 (72.56 acres remaining as "Industrial"). The correction of the parcel allocation reflects the legal instruments in existence but overlooked when the subject parcels were mapped.



TVA GIS & Mapping

**Exhibit Map**  
**Proposed Allocation Change**  
**Bradley County, Tennessee**  
**XCR-263PT2**  
**Hiwassee River Mile 15.5L**

Area to be Reallocated to Zone 1 (Approx. 0.34 acres)

XCR-263PT2- Area to Remain Zone 5 (Approx. 72.56 acres)

Map Reference:  
C/D Stage: 80  
Quad: 119SE

N

Natural Resources

200

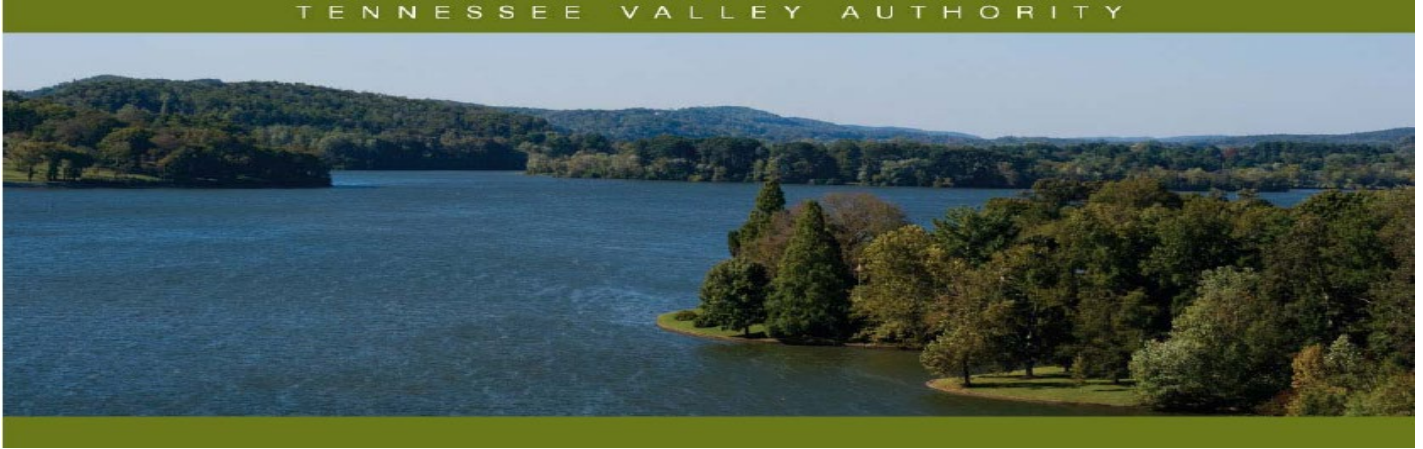
0

200

Feet

Chickamauga Reservoir

December 12, 2023



## Chickamauga Reservoir Land Management Plan Error – Plan Tract No. XCR-354PT2

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### Reservoir Land Planning Errors

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 land plan. Recent research shows that former TVA lands adjacent to Parcel 354 (XCR-354PT2) on Chickamauga Reservoir has outstanding rights over the tract. This document addresses the resolution of the error through the reallocation of the 0.8-acre parcel from Zone 4 (Natural Resources Conservation) to Zone 6 (Developed Recreation) and is considered a supplement to the 2017 Chickamauga RLMP. Definitions of TVA’s land planning allocation zones are available at <https://www.tva.com/landplanzones>.

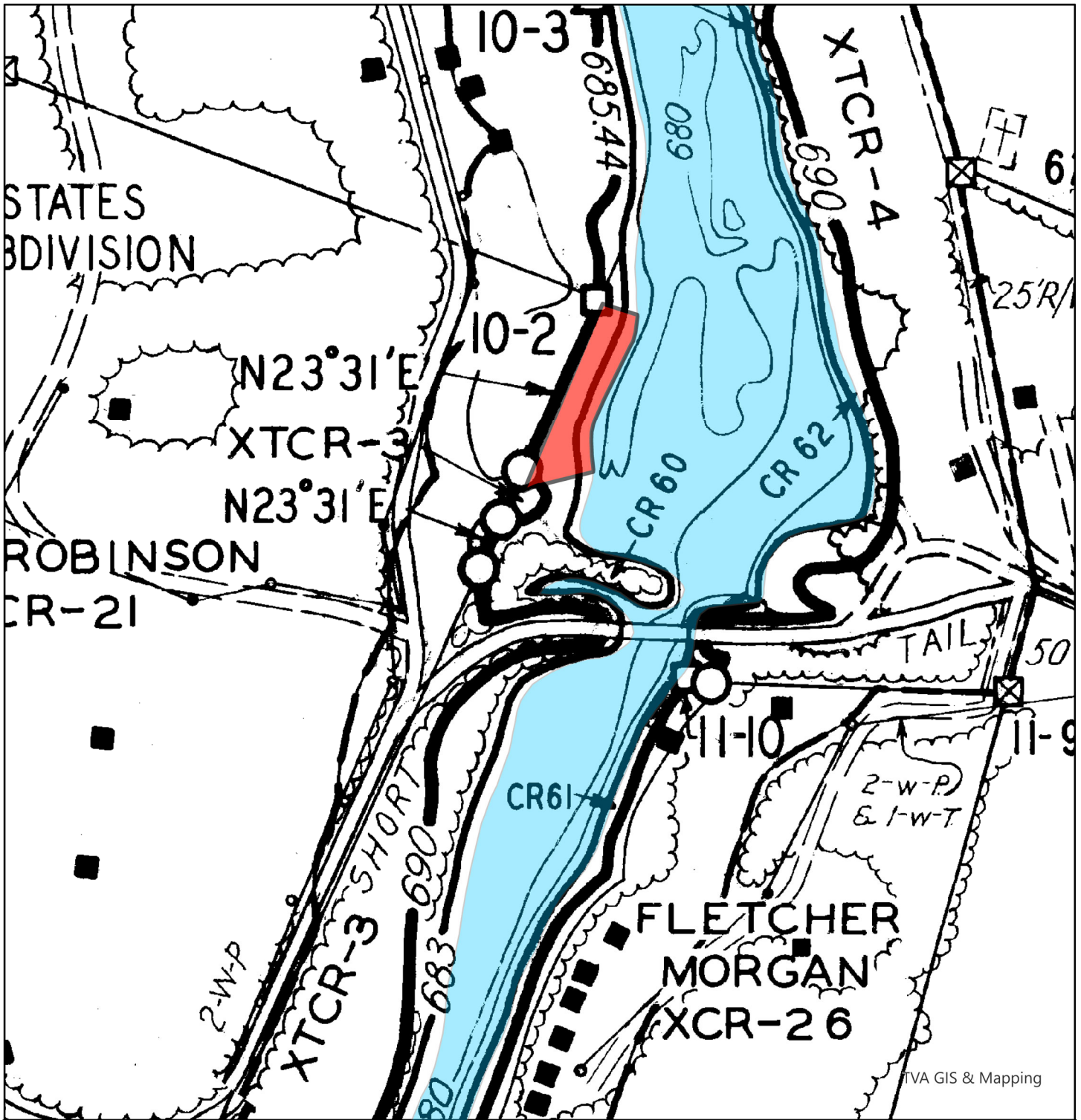
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### Chickamauga Parcel 354 (XCR-354PT2)

XCR-354PT2 (0.8 acre) is located in Hamilton County along the left descending bank of Wolftever Creek at Tennessee River mile 478.6L. In the 2017 Chickamauga RLMP, Parcel 354 is allocated for “Natural Resource Conservation.” A transfer tract managed for public recreation (XTCR-3) is adjacent to Parcel 354 and retains rights to operate public recreation facilities across the entirety of Parcel 354 through the transfer agreement. Therefore, the appropriate allocation is “Developed Recreation.” In order to correct the mapping error, Parcel 354 has been reallocated to “Developed Recreation.” The correction of the parcel allocation reflects the outstanding rights for a legal instrument in existence but misinterpreted at the time of the lands plan.






TVA GIS & Mapping

### Exhibit Map

Proposed Allocation Change  
 Hamilton County, Tennessee  
 XCR-354PT2

Tennessee River Mile 478.6L, Wolftever Creek

Map Reference:  
 C/D Stage: 11  
 Quad: 112NE

 XCR-354PT2 - Reallocate Entire Parcel To Zone 6 (Approx. 0.8 acres)



Chickamauga Reservoir

September 15, 2023