

Fort Loudoun Reservoir Land Management Plan - Summary of Allocation Changes

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

Parcel & Tract No.	2017 Fort Loudoun RLMP		Allocation Change Description ²	Justification ³
	Allocation ¹	Acres		
Parcel 75 (XFL-75PT)	Zone 5	22.96	<ul style="list-style-type: none">18.72 acres changed to Zone 1 (Non-TVA Shoreland)Parcel 75 is now 4.24 acres and remains Zone 5	Land Policy
Parcel 106 (XFL-106PT)	Zone 4	17.2	<ul style="list-style-type: none">0.1 acres changed to Zone 7 (Shoreline Access)Parcel 106 is now 17.1 acres	Errors and omissions
Parcel 111 (XFL-111PT)	Zone 6	76.8	<ul style="list-style-type: none">0.13 acres changed to Zone 1 (Non-TVA Shoreland)Parcel 111 is now 76.67 acres	Land Policy

¹ See [definitions of the land planning zones](#)

² More information is available in the fact sheet below. The fact sheets for allocation changes are considered a supplement to the 2017 Fort Loudoun RLMP.

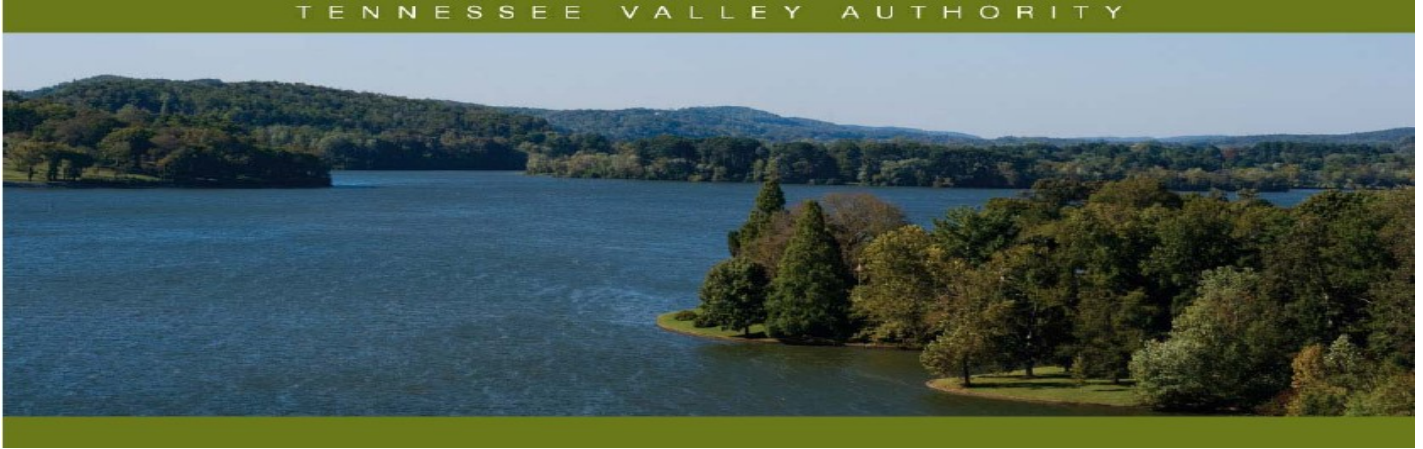
Land Use Allocation Changes

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.

³ 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](#)

TVA reservoir property that has been sold reverts to Zone 1 – Non-TVA Shoreland.



Fort Loudoun Reservoir Land Management Plan Allocation Change – Plan Tract XFL-75PT

Reservoir Lands Planning Allocation Change

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. In 2018, TVA declared surplus and sold at public auction pursuant to Section 31 of the TVA Act, an 18.72-acre portion of Plan Tract No. XFL-75PT (TVA Tract No. XFL-143) for industrial purposes to support the TVA Real Estate Continuous Improvement Initiative. Former TVA reservoir property reverts to Zone 1 (Non-TVA Shoreland), therefore the sale of the 18.72-acre portion of XFL-75PT warrants an allocation change. This document addresses the reallocation from Zone 5 (Industrial) to “Non-TVA Shoreland” and is considered a supplement to the 2017 Fort Loudoun RLMP. Definitions of TVA’s land use allocation zones are available at www.tva.com/landplanzones.

General Information about Fort Loudoun Reservoir

Fort Loudoun Reservoir is an impoundment of the Tennessee River formed by Fort Loudoun Dam, which is located at Tennessee River mile 602.3. Fort Loudoun Reservoir is situated in Blount, Knox, and Loudon counties in east Tennessee. Fort Loudoun has 1,513.3 acres of TVA reservoir land, mainland shoreline length is 378 miles, and the reservoir is 55 miles long.

Fort Loudoun Parcel 75 (XFL-75PT)

XFL-75PT (22.96 acres) is located in Blount County and the 17.72-acre area is along the left descending bank at Little River mile 1.3. In the 2017 Fort Loudoun RLMP, Parcel 75 (XFL-75PT) is allocated for “Industrial” and the parcel is known as the Former Singleton Marineway property. The 17.72-acre area contains three buildings that TVA once used for office space and warehouse storage and a variety of modular buildings, trailers, and sheds that were in poor condition were removed during recent site clean-up operations.

The 17.72-acre tract was identified by TVA’s Real Estate Continuous Improvement Initiative as surplus property and was recommended for sale at public auction pursuant to the TVA Land Policy. The Land Policy describes that TVA shall consider disposing of reservoir lands or land rights for industrial purposes if the TVA property is located in an existing industrial park or is designated for such purposes in a current reservoir land management plan and verified as suitable for such use by TVA staff in a property survey. In this instance, the property is allocated as “Industrial” purposes in the 2017 Fort Loudoun RLMP, and the property was identified as suitable for industrial development in a land assessment compiled by TVA staff. The remaining 4.24 acres of Parcel 75 continues to be allocated as “Industrial.”

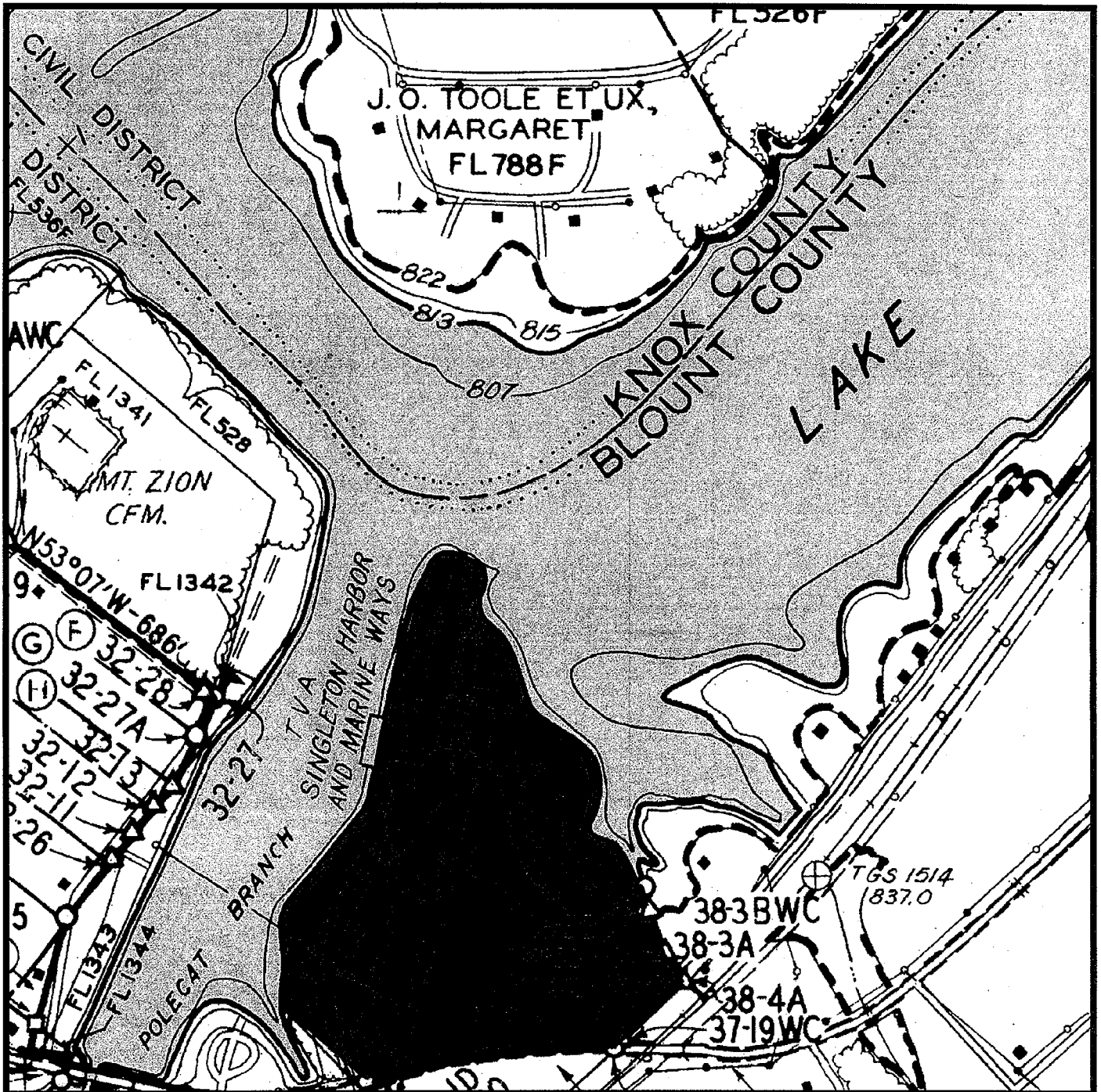



Exhibit Map
 Singleton Marineway Property
 Blount County, Tennessee
 XFL-143 (XFL-75PT)
 Little River Mile 1.3L

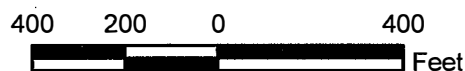
Map Reference:
 C/D Stage: 37D
 Quad: 147SW



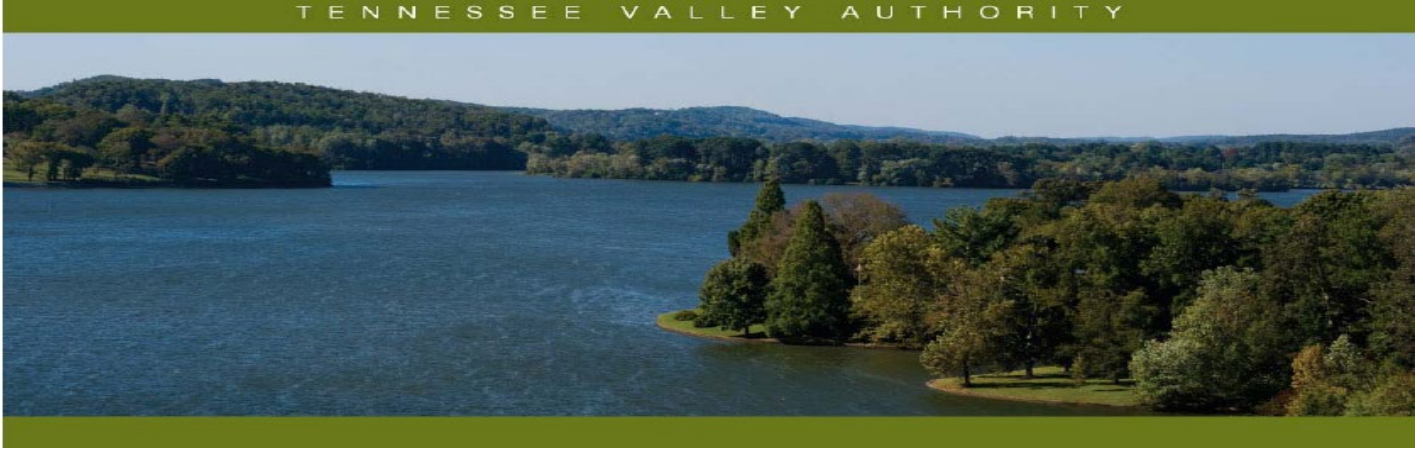
Realty Services & GIS

 Sale Location
 (Approx. 18.72 acres)

Fort Loudoun Reservoir



October 16, 2017



Fort Loudoun Reservoir Land Management Plan Allocation Change – XFL-106PT

Reservoir Land Planning Allocation Change

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 zones based on the backlying land use. These zone allocations have the potential to conflict with ingress and egress rights of the adjacent property owners if the 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 ingress and egress rights of the adjacent property owners. This document addresses the reallocation of a portion of Fort Loudoun Reservoir Plan Tract No. XFL-106PT (Parcel 106) and is considered a supplement to the 2017 Fort Loudoun RLMP. Definitions of TVA's land planning allocation zones are available at <https://www.tva.com/landplanzones>.

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Fort Loudoun Parcel 106 (XFL-106PT)

XFL-106PT (17.2 acres) is located in Blount County along the left bank of Gillespie Creek mile 0.5 on Fort Loudoun Reservoir. In the 2017 Fort Loudoun RLMP, XFL-106PT was allocated as Zone 4 (Natural Resource Conservation). However, an approximate 0.1-acre portion of XFL-106PT is encumbered by an easement which grants ingress and egress rights for the purposes of constructing water-use facilities (XFL-132RE). In order to resolve the potential land use conflict with the allocation "Natural Resource Conservation", which does not allow for private water use facilities, an approximate 0.1-acre parcel allocation has been changed from Zone 4 (Natural Resource Conservation) to Zone 7 (Shoreline Access). The "Shoreline Access" allocation reflects access rights of ingress and egress across TVA shoreline property of the backlying property owners granted through XFL-132RE. Requests for private water use facilities would be considered on Parcel 106a.



Tract no. XFL-106aPT - Area
To Reallocate to Zone 7
(Approx. 0.1 acre)



Tract no. XFL-106PT - Area
To Remain Allocated as Zone 4
(Approx. 17.1 acres)

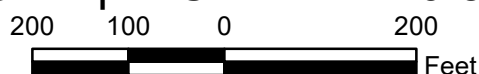
Exhibit Map

Proposed Allocation Change

Blount County, Tennessee

XFL-106PT

Gillespie Creek Mile 0.5L

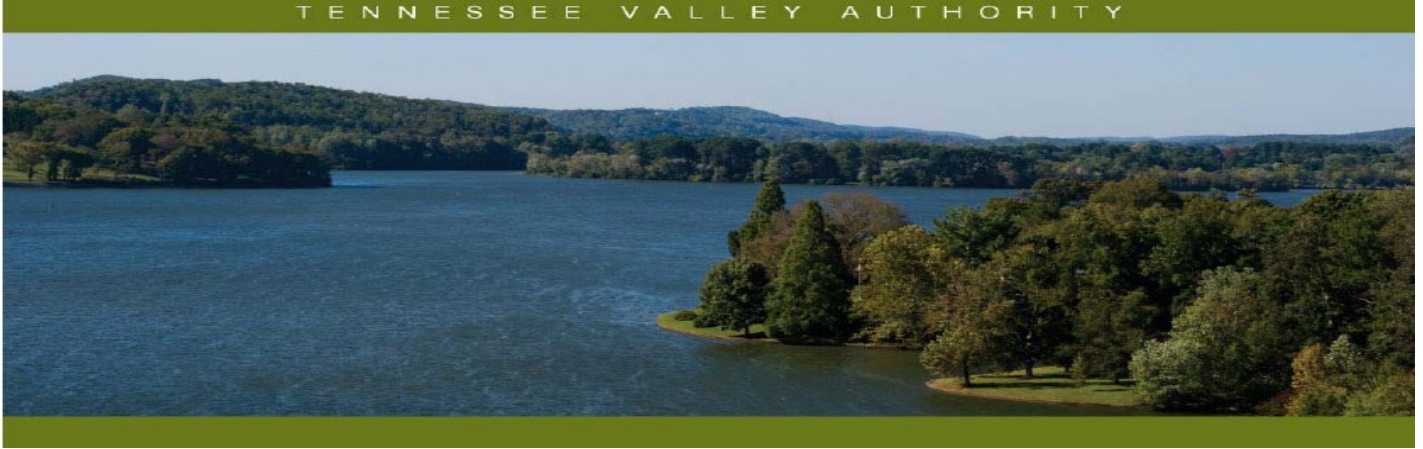


Map Reference:
C/D Stage: 13D
Quad: 138SE



Fort Loudoun Reservoir

April 7, 2022



Fort Loudoun Reservoir Land Management Plan Allocation Change – XFL-111PT

Reservoir Land Planning Allocation Change

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. In 2024, TVA declared surplus and sold subject to Section 4(k)(a) of the TVA Act, a 0.13-acre portion of Plan Tract No. XFL-111PT (TVA Sales Tract XFL-148) where a portion of a private residence, driveway, and septic system was encroaching on TVA fee property. The sale resulted in the resolution of the encroachment. Former reservoir property reverts to Zone 1 (Non-TVA Shoreland); therefore, the sale of the 0.13 acre-portion of XFL-111PT warrants an allocation change from Zone 6 (Developed Recreation) to Zone 1 (Non-TVA Shoreland). This document is considered a supplement to the 2017 Fort Loudoun RLMP. Definitions of TVA's land planning allocation zones are available at <https://www.tva.com/landplanzones>.

General Information about Fort Loudoun Reservoir

Fort Loudoun Reservoir is an impoundment of the Tennessee River formed by Fort Loudoun Dam, which is located at Tennessee River mile 602.3. Fort Loudoun Reservoir is situated in Blount, Knox, and Loudon counties in east Tennessee. Fort Loudoun has 1,513.3 acres of TVA reservoir land, mainland shoreline length is 378 miles and the reservoir is 55 miles long.

Fort Loudoun Parcel 106 (XFL-106PT)

XFL-111PT (76.8 acres) is located in Blount County along the left bank of Tennessee River mile 612 on Fort Loudoun Reservoir. In the 2017 Fort Loudoun RLMP, XFL-111PT was allocated as Zone 6 (Developed Recreation).

A 0.13-acre portion of XFL-111PT was sold subject to 4(k)(a) of the TVA Act and in alignment with the TVA Land Policy and SPP 25.4 which allows TVA to settle claims or litigation associated with encroaching owners upon the recommendation of the General Counsel. In this instance, the sale was to resolve a long-standing private residential encroachment on TVA property. The sale of the property allows the residential structures to remain. Once the property was purchased, the 0.13-acre portion was reallocated to Zone 1 (Non-TVA Shoreland). The remaining 76.67 acres will continue to be allocated for Zone 6 (Developed Recreation).

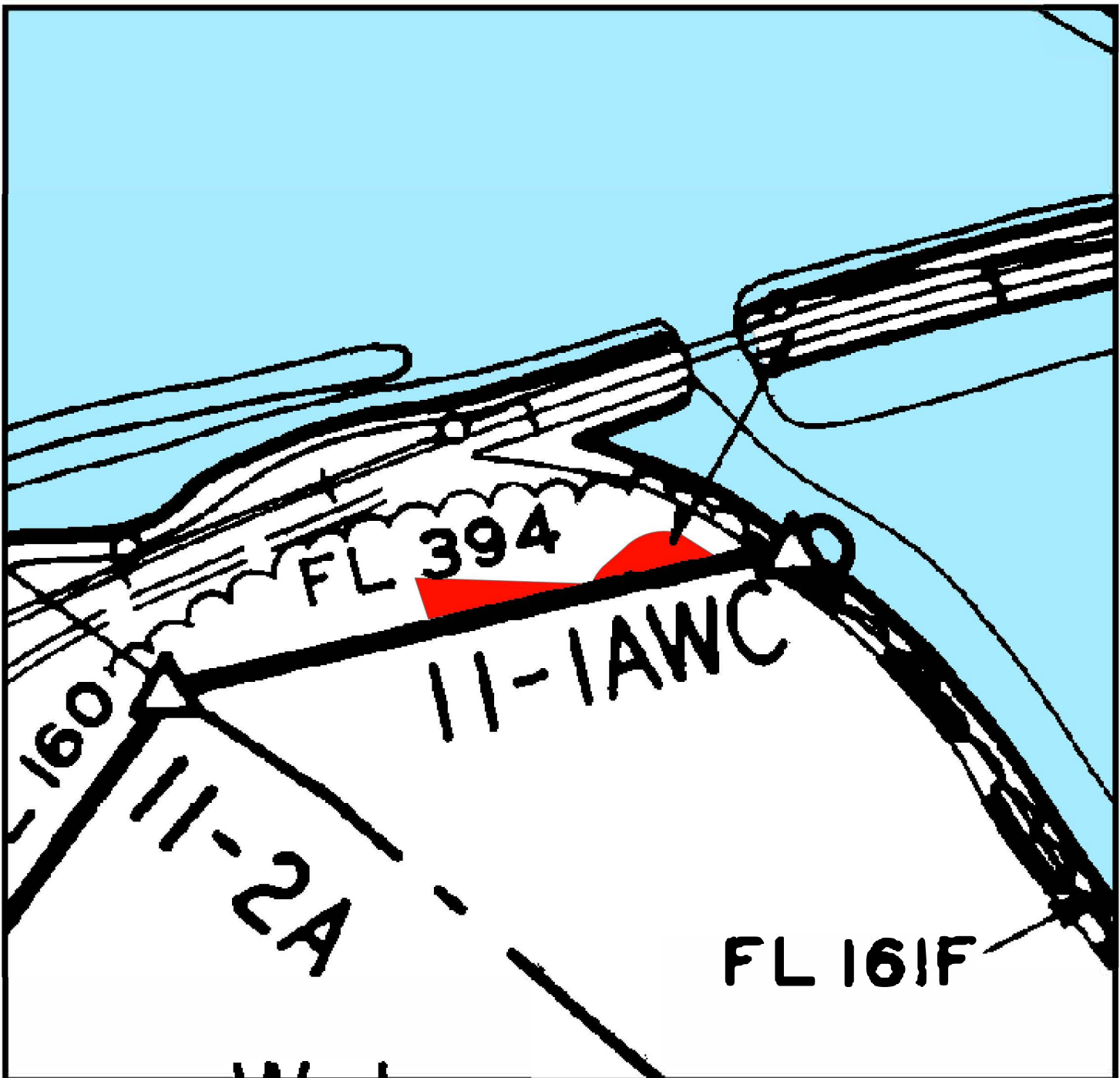


Exhibit Map



Area to Reallocate from
Zone 6 to Zone 1
(Approx. 0.13 acres)

Proposed Allocation Change
Blount County, Tennessee
XFL-111PT
Tennessee River Mile 612L

Map Reference:
C/D Stage: 11D
Quad: 138SE



Natural Resources

Fort Loudoun Reservoir



August 11, 2022