

# Guntersville Reservoir Land Management Plan - Summary of Allocation Changes

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

Parcel & Tract No.	2001 Guntersville RLMP		Allocation Change Description <sup>2</sup>	Justification <sup>3</sup>
	Allocation <sup>1</sup>	Acres		
Parcel 18 (XGR-18PT2)	Zone 2	11.2	<ul style="list-style-type: none"> <li>• 3.02 acres changed to Zone 1 (Non-TVA Shoreland)</li> <li>• 8.18 acres remains Zone 2</li> </ul>	Errors and Omissions
Parcel 20 (XGR-20PT2)	Zone 4	12	<ul style="list-style-type: none"> <li>• 1.3 acres (becomes part of Parcel 20a) changed to Zone 7</li> <li>• Parcel 20 is now 10.7 acres and remains Zone 4</li> </ul>	Errors and Omissions
Parcel 20a (XGR-20aPT2)	Zone 5	1.6	<ul style="list-style-type: none"> <li>• Entire 1.6 acre parcel (remains Parcel 20a) changed to Zone 7</li> </ul>	Implement Shoreline Management Policy
Parcel 21 (XGR-21PT2)	Zone 6	13.51	<ul style="list-style-type: none"> <li>• 2.88 acres (new Parcel 21a) changed to Zone 7</li> <li>• Parcel 21 is now 10.63 acres and remains Zone 6</li> </ul>	Implement Shoreline Management Policy
Parcel 32 (XGR-32PT2)	Zone 6	58.29	<ul style="list-style-type: none"> <li>• 0.50 acre changed to Zone 1</li> <li>• Parcel 32 is now 57.79 acres and remains Zone 6</li> </ul>	Errors and Omissions
Parcel 51 (XGR-51PT2)	Zone 6	15.82	<ul style="list-style-type: none"> <li>• 2.50 acres (new Parcel 51a) changed to Zone 7</li> <li>• Parcel 51 is now 13.32 acres and remains Zone 6</li> </ul>	Errors and Omissions
Parcel 55a (XGR-55aPT2)	Zone 4	13.31	<ul style="list-style-type: none"> <li>• 2.29 acres (new Parcel 55b) changed to Zone 7</li> <li>• Parcel 55a is now 11.02 acres and remains Zone 4</li> </ul>	Errors and Omissions
Parcel 61 (XGR-61PT2)	Zone 6	3.44	<ul style="list-style-type: none"> <li>• 0.20 acre (new Parcel 61a) changed to Zone 7</li> <li>• Parcel 61 is now 3.24 acres and remains Zone 6</li> </ul>	Implement Shoreline Management Policy
Parcel 65 (XGR-65PT2)	Zone 6	1.00	<ul style="list-style-type: none"> <li>• Entire parcel (new Parcel 65a) has changed to Zone 7</li> </ul>	Implement Shoreline Management Policy
Parcel 85 (XGR-85PT2)	Zone 4	28.16	<ul style="list-style-type: none"> <li>• 1.00 acre (new Parcel 85a) has changed to Zone 7</li> <li>• Parcel 85 is now 27.16 acres and remains Zone 4</li> </ul>	Errors and Omissions
Parcel 87 (XGR-87PT2)	Zone 4	16.91	<ul style="list-style-type: none"> <li>• 1.32 acres (new Parcel 87a) has changed to Zone 7</li> <li>• Parcel 87 is now 15.59 acres and remains Zone 4</li> </ul>	Errors and Omissions
Parcel 92 (XGR-92PT2)	Zone 4	102.21	<ul style="list-style-type: none"> <li>• 0.82 acres (new Parcel 92a) has changed to Zone 7</li> <li>• Parcel 92 is now 101.39 acres and remains Zone 4</li> </ul>	Errors and Omissions
New Parcel 95a (XGR-95aPT2)	Zone 1	N/A	<ul style="list-style-type: none"> <li>• 0.35 acre has changed to Zone 7</li> </ul>	Errors and Omissions
New Parcel 96a (XGR-96aPT2)	Zone 1	N/A	<ul style="list-style-type: none"> <li>• 0.44 acre has changed to Zone 4</li> </ul>	Errors and Omissions
Parcel 108 (XGR-108PT2)	Zone 3	207.96	<ul style="list-style-type: none"> <li>• 71.18 acres (new Parcel 108a) remains Zone 3</li> <li>• 58.57 acres (new Parcel 108b) changed to Zone 6</li> <li>• 75.86 acres (new Parcel 108c) changed to Zone 7</li> <li>• Parcel 108 is now 2.35 acres and remains Zone 3</li> </ul>	Prior to TVA Land Policy
Parcel 109 (XGR-109PT2)	Zone 5	50.32	<ul style="list-style-type: none"> <li>• 9.13 acres (new Parcel 109a) changed to Zone 7</li> <li>• 4.58 acres (new Parcel 109b) changed to Zone 6</li> <li>• 13.69 acres (new Parcel 109c) changed to Zone 2</li> <li>• 5.57 acres (new Parcel 109d) changed to Zone 7</li> <li>• 2.10 acres (new Parcel 109e) changed to Zone 5</li> <li>• Parcel 109 is now 15.25 acres and remains Zone 5</li> </ul>	Prior to TVA Land Policy

Parcel & Tract No.	2001 Guntersville RLMP		Allocation Change Description <sup>2</sup>	Justification <sup>3</sup>
	Allocation <sup>1</sup>	Acres		
Parcel 110 (XGR-110PT2)	Zone 3	9.06	<ul style="list-style-type: none"> <li>4.04 acres (new Parcel 110a) changed to Zone 6</li> <li>1.01 acres (new Parcel 110b) remains Zone 3</li> <li>4.01 acres (new Parcel 110c) changed to Zone 2</li> </ul>	Prior to TVA Land Policy
Parcel 114 (XGR-114PT2)	Zone 6	26.29	<ul style="list-style-type: none"> <li>0.72 acre (new Parcel 114a) changed to Zone 7</li> <li>Parcel 114 is now 25.57 acres and remains Zone 6</li> </ul>	Implement Shoreline Management Policy
Parcel 126 (XGR-126PT2)	Zone 3	342.03	<ul style="list-style-type: none"> <li>18.70 acre (new Parcel 126a) changed to Zone 6</li> <li>Parcel 126 is now 323.33 acres and remains Zone 3</li> </ul>	Errors and Omissions
Parcel 133 (XGR-133PT2)	Zone 4	645.96	<ul style="list-style-type: none"> <li>0.03 acre (new Parcel 133a) changed to Zone 7</li> <li>Parcel 133 is now 645.93 acres and remains Zone 4</li> </ul>	Errors and Omissions
Parcel 136 (XGR-136PT2)	Zone 4	3,944.66	<ul style="list-style-type: none"> <li>1.70 acres (new Parcel 136b) changed to Zone 7</li> <li>Parcel 136 is now 3,942.96 acres and remains Zone 4</li> </ul>	Errors and Omissions
Parcel 167 (XGR-167PT2)	Zone 5	26.33	<ul style="list-style-type: none"> <li>Entire parcel (new Parcel 167a) changed to Zone 2</li> </ul>	Errors and Omissions
Parcel 188 (XGR-188PT2)	Zone 4	100.6	<ul style="list-style-type: none"> <li>27.78 acres changed to Zone 1 (Non-TVA Shoreland)</li> <li>Parcel 188 is now 72.82 acres and remains Zone 4</li> </ul>	Errors and Omissions
Parcel 190 (XGR-190PT2)	Zone 2	7.6	<ul style="list-style-type: none"> <li>3.88 acres changed to Zone 1 (Non-TVA Shoreland)</li> <li>Parcel 190 is now 3.72 acres and remains Zone 2</li> </ul>	Errors and Omissions
Parcel 216 (XGR-216PT2)	Zone 5	4.08	<ul style="list-style-type: none"> <li>1.24 acres (new Parcel 216a) changed to Zone 7</li> <li>Parcel 216 is now 2.84 acres and remains Zone 5</li> </ul>	Errors and Omissions
Parcel 227 (XGR-227PT2)	Zone 5	15.93	<ul style="list-style-type: none"> <li>3.20 acres changed to Zone 1 (Non-TVA Shoreland)</li> <li>Parcel 227 is now 12.73 acres and remains Zone 5</li> </ul>	Errors and Omissions
Parcel 238 (XGR-238PT2)	Zone 4	62.1	<ul style="list-style-type: none"> <li>0.4 acres (new Parcel 238a) changed to Zone 7</li> <li>Parcel 238 is now 61.7 acres and remains Zone 4</li> </ul>	Errors and Omissions
Parcel 242 (XGR-242PT2)	Zone 3	146.42	<ul style="list-style-type: none"> <li>1.70 acres (new Parcel 242a) changed to Zone 7</li> <li>Parcel 242 is now 145.32 acres and remains Zone 3</li> </ul>	Errors and Omissions
Parcel 249 (XGR-249PT2)	Zone 5	6.08	<ul style="list-style-type: none"> <li>0.49 acres (new Parcel 249a) changed to Zone 6</li> <li>Parcel 249 is now 5.59 acres and remains Zone 5</li> </ul>	Land Policy
Parcel 253 (XGR-253PT2)	Zone 6	3.09	<ul style="list-style-type: none"> <li>0.18 acre (new Parcel 253) changed to Zone 7</li> <li>Parcel 253 is now 2.91 acres and remains Zone 6</li> </ul>	Errors and Omissions
Parcel 273 (XGR-273PT2)	Zone 4	43.31	<ul style="list-style-type: none"> <li>0.40 acres (new Parcel 273a) changed to Zone 7</li> <li>Parcel 273 is now 42.91 acres and remains Zone 4</li> </ul>	Errors and Omissions
Parcel 279 (XGR-279PT2)	Zone 6	22.09	<ul style="list-style-type: none"> <li>0.78 acres (new Parcel 279a) changed to Zone 7</li> <li>Parcel 279 is now 21.31 acres and remains Zone 6</li> </ul>	Errors and Omissions

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

<sup>2</sup> More information is available in the fact sheets below. The fact sheets for the allocation changes are considered a supplement to the 2001 Guntersville RLMP.

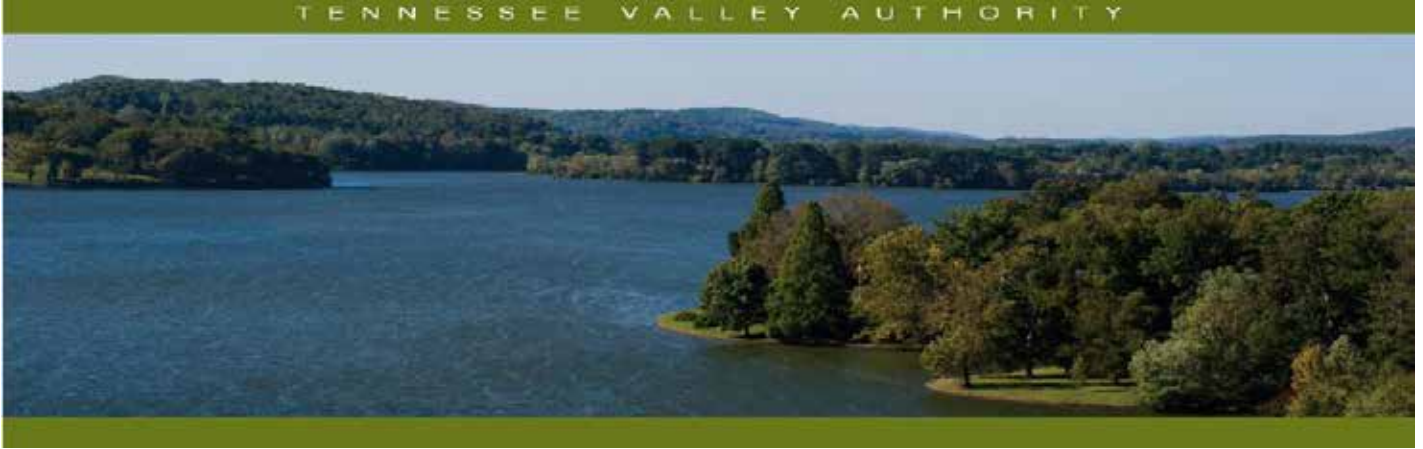
## Land Use Allocation Changes

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.

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

<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](#)



## **Guntersville Reservoir Land Management Plan Allocation Change – XGR-18PT2**

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### **Reservoir Lands Planning Allocation Change**

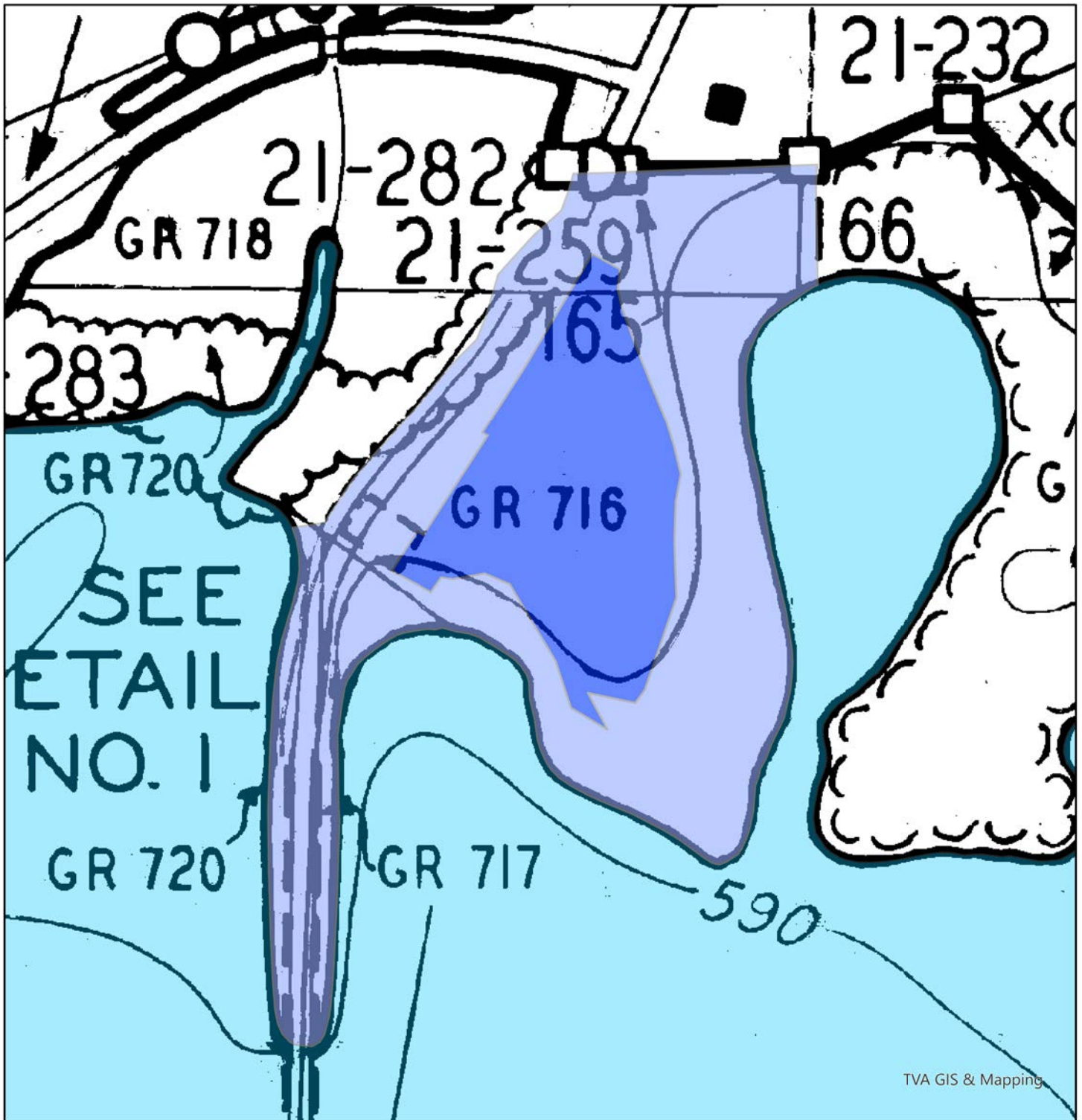
After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must then be consistent with the land use allocations within that RLMP. Former TVA reservoir property reverts to Zone 1 (Non-TVA Shoreland). This document addresses the reallocation of a portion of Parcel 18 no longer in TVA's ownership and is considered a supplement to the Guntersville RLMP. Definitions of TVA's land planning allocation zones are available at [www.tva.com/landplanzones](http://www.tva.com/landplanzones).

### **General Information about Guntersville Reservoir**

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### **Guntersville Parcel 18 (XGR-18PT2)**

XGR-18PT2 (11.2 acres) is located in Marshall County, Alabama, along the right bank of the Tennessee River at mile 352.2 (Honeycomb Creek). In the 2001 Guntersville RLMP, XGR-18PT2 was allocated as Zone 2 (TVA Project Operations). However, since 2001, TVA disposed of approximately 3.02 acres of land at public auction. The land was the site of an existing public wastewater operation. TVA reallocated the land sold at auction to Zone 1 (Non-TVA Shoreland) to reflect the change in ownership. The remaining 8.18 acres of Parcel 18 remains allocated as Zone 2 (TVA Project Operations)."



TVA GIS & Mapping

Area to be Reallocated to Zone 1 (Approx. 3.02 acres)

XGR-18PT2- Area to Remain Zone 2 (Approx. 8.18 acres)

### Exhibit Map

## Proposed Allocation Change

### Marshall County, Alabama

### XGR-18PT2

### Tennessee River Mile 352.2R

Map Reference:  
C/D Stage: 21  
Quad: 83NE

Guntersville Reservoir

200      0      200

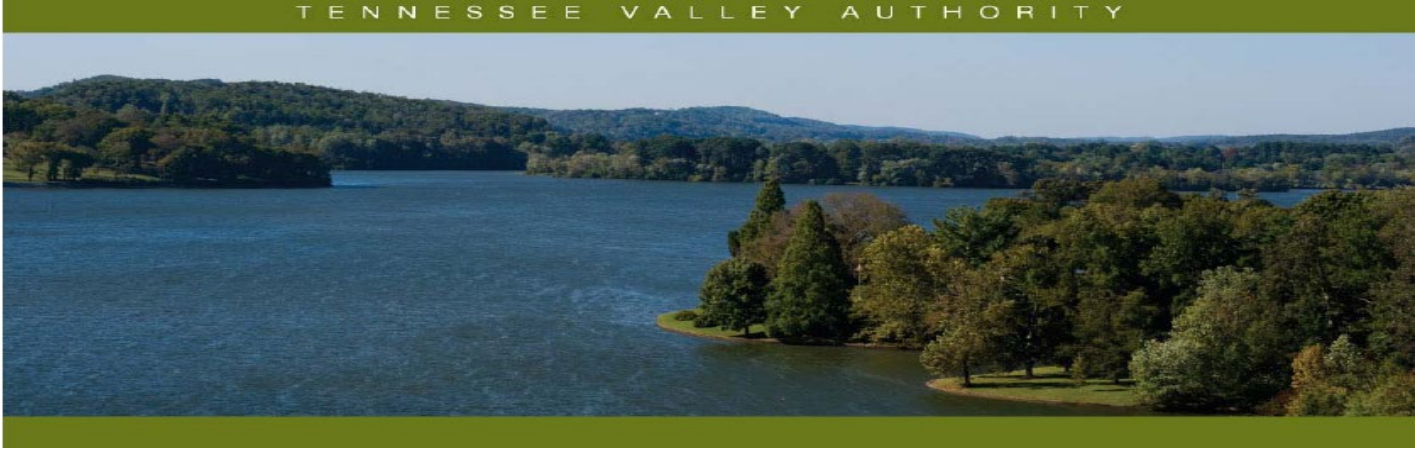
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**TVA**  
Natural Resources

December 12, 2023





## **Guntersville Reservoir Land Management Plan Allocation Change – XGR-20PT2 and XGR-20aPT2**

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### **Reservoir Lands Planning Allocation Change**

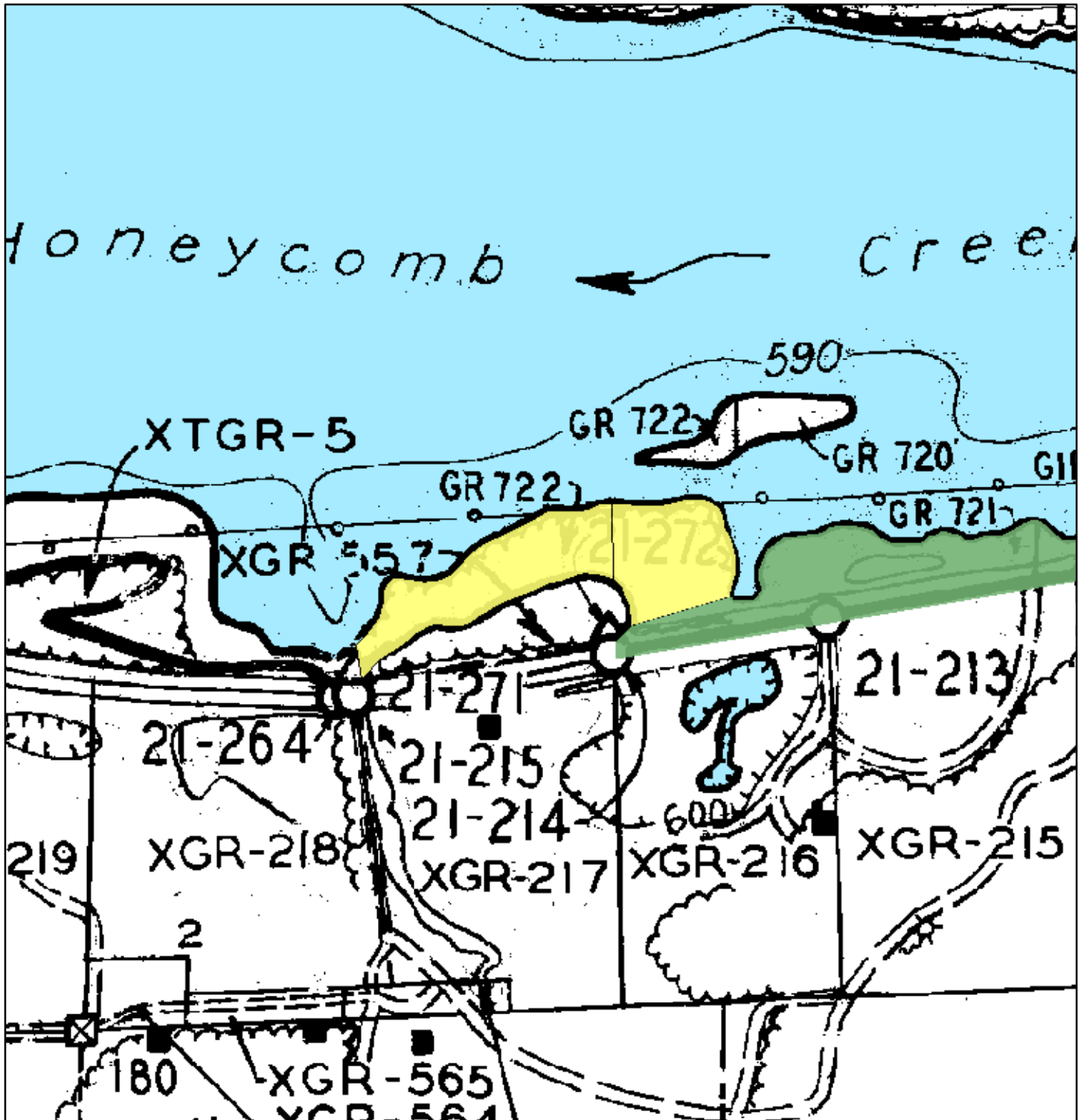
After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must then be consistent with the land use allocations within that RLMP. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress 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 egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville Parcel 20 and Parcel 20a (XGR-20PT2 and XGR-20aPT2) to Zone 7 (Shoreline Access), known as “Residential Access” in this RLMP, and is considered a supplement to the Guntersville RLMP. Definitions of TVA’s land planning allocation zones are available at [www.tva.com/landplanzones](http://www.tva.com/landplanzones).

### **General Information about Guntersville Reservoir**

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### **Guntersville Parcel 20 (XGR-20PT2) and Parcel 20a (XGR-20aPT2)**

XGR-20PT2 (12 acres) and XGR-20aPT2 (1.6 acres) are located in Marshall County, Alabama, along the left bank of Honeycomb Creek at creek mile 4.4. In the 2001 Guntersville RLMP, XGR-20PT2 was allocated as Zone 4 (Natural Resource Conservation) and XGR-20aPT2 was allocated as Zone 5 (Industrial/Commercial Development). However, since 2001, the backlying private use has changed and TVA received a request for a private water-use facility. In order to resolve the potential conflicts from the 2001 RLMP allocation, the entire 1.6 acre XGR-20aPT parcel and a 1.3-acre portion of XGR-20PT2 that fronts this tract of private land was changed to “Residential Access.” Since the entirety of Parcel 20a has been changed, the re-designated portion of Parcel 20 will be combined with Parcel 20a and the land use allocation changed to “Residential Access” to recognize access rights in accordance with the deed and Shoreline Management Policy. Requests for private water use facilities will be considered on XGR-20aPT. The remaining 10.7 acres of Parcel 20 remains allocated as “Natural Resources Conservation.”



### Exhibit Map

Proposed Allocation Change  
 Marshall County, Alabama  
 XGR-20PT2 and XGR-20aPT2  
 Honeycomb Creek Mile 4.4L

Map Reference:  
 Dstage: 21  
 Quad: 83 NE

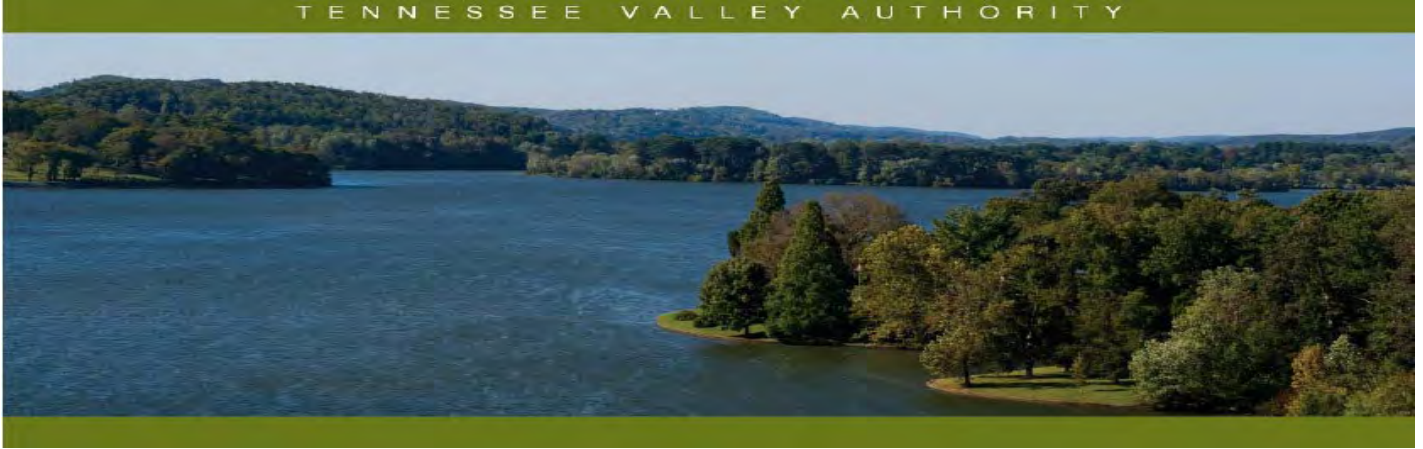


- Tract no. XGR-20aPT2 - Area To Reallocate to Zone 7 (Approx. 2.9 acres total)
- Tract no. XGR-20PT2 - Area to Remain Allocated as Zone 4 (Approx. 10.7 acres)



Guntersville Reservoir

May 29, 2020



## **Guntersville Reservoir Land Management Plan Allocation Change – XGR-21PT2 and XGR-21aPT2**

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### **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. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress 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 egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville Parcel 21 (XGR-21PT2) to Zone 7 (Shoreline Access), known as “Residential Access” in this RLMP, and is considered a supplement to the Guntersville RLMP. Definitions of TVA’s land planning allocation zones are available at [www.tva.com/landplanzones](http://www.tva.com/landplanzones).

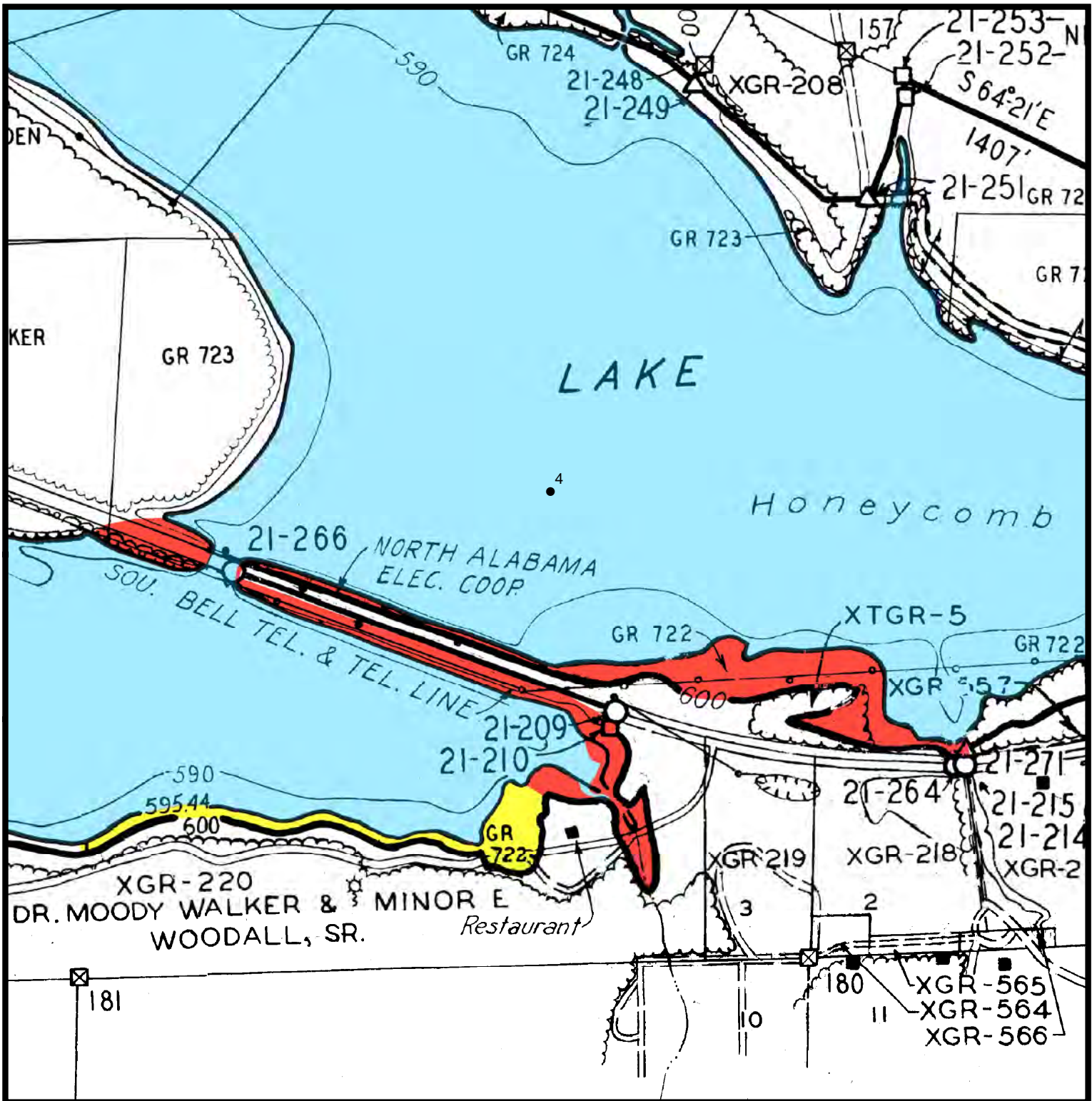
### **General Information about Guntersville Reservoir**

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall Counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### **Guntersville Parcel 21 (XGR-21PT2) and Parcel 21a (XGR-21aPT2)**

XGR-21PT2 (13.51 acres) is located in Marshall County, Alabama, along the left descending bank of Honeycomb Creek at mile 3.9. In the 2001 Guntersville RLMP, XGR-21PT2 was allocated as Zone 6 (Developed Recreation). However, since 2001, XGR-21PT2 acreage has changed from 13.50 acres to 10.60 acres due to the backlying landowner changing a 2.88-acre portion of his land from recreational use to residential as part of the newly expanded Snug Harbor Subdivision. In order to resolve the potential conflict from the 2001 RLMP allocation, the 2.88-acre portion of XGR-21PT2 that fronts this tract of private land was changed to “Residential Access.” This portion of XGR-21PT2 has been re-designated as new Parcel 21a (XGR-21aPT) and the land use allocation for XGR-21aPT changed to “Residential Access” to recognize access rights in accordance with the Contract and Shoreline Management Policy. Requests for private water use facilities will be considered on XGR-21aPT. The remaining 10.63 acres of Parcel 21 remains allocated as “Developed Recreation.”





## Exhibit Map

Proposed Allocation Change  
Mashall County, Alabama

XGR-21PT2

Honeycomb Creek Mile 3.9L

- XGR-21PT2- Area To Remain Zone 6 (Approximately 10.6 Acres)
- XGR-21aPT2- Area To Be Reallocated to Zone 7 (Approximately 2.9 Acres)

Map Reference:  
D-Stage: 21  
Quad: 83NE



Natural Resources &  
Real Property Services





## Guntersville Reservoir Land Management Plan Allocation Change – XGR-32PT2

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### **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. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress 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 egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville RLMP Plan Tract No. XGR-32PT2 (Parcel 32) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are available at [www.tva.com/landplanzones](http://www.tva.com/landplanzones).

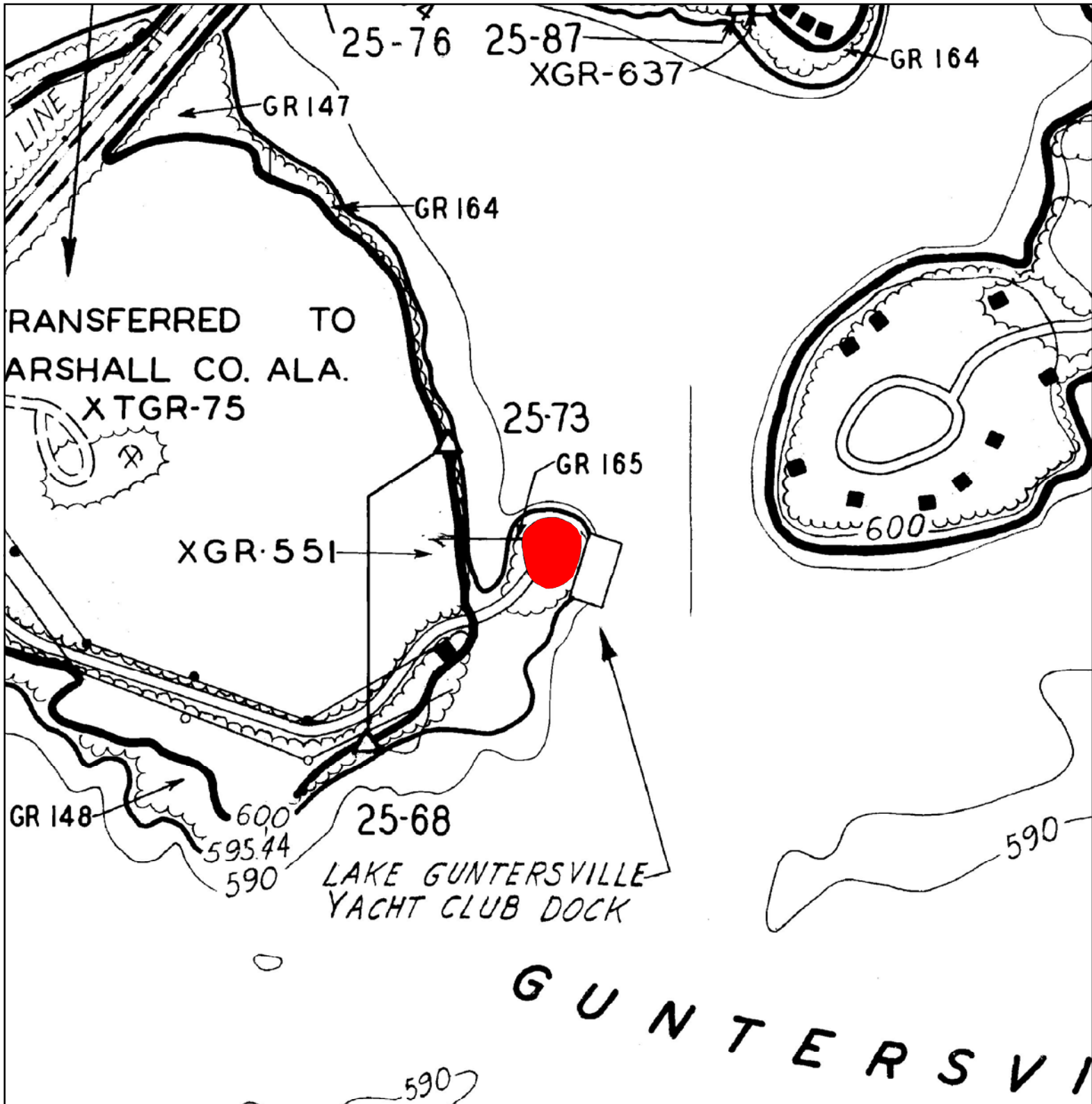
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### **Guntersville Parcel 32 (XGR-32PT2)**

XGR-32PT2 (58.29 acres) is located in Marshall County, Alabama, along the left descending bank of TRM 364. In the 2001 RLMP, XGR-32PT2 was allocated for "Developed Recreation." However, a 0.5-acre portion of this parcel should have been designated as "Non-TVA Shoreland" because TVA has flowage easement rights over this land, but no longer owns the property in fee. The remainder of the original XGR-32PT2 reservoir land tract remains designated as "Developed Recreation."






### Exhibit Map

Guntersville Reservoir  
 Land Management Plan  
 Allocation Change  
 Tract No. XGR-32PT2  
 Tennessee River Mile 364.0L

#### Legend

 Portion of XGR-32PT2 to be Re-allocated as Zone 1 (Non-TVA Shoreland)  
 Approx. (0.5 acre)



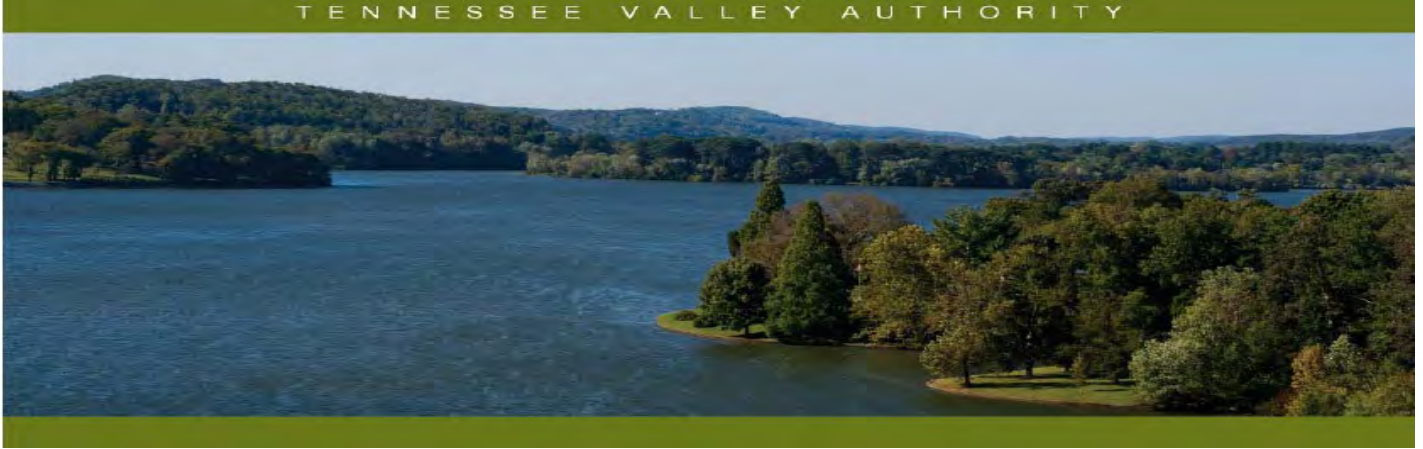
Map Reference:  
 D-Stage 25  
 Quad - 83NE



Land and Water  
 Stewardship

December 17, 2009





## **Guntersville Reservoir Land Management Plan Error – XGR-51PT2 and XGR-51aPT2**

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### **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. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress 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 egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville RLMP tract XGR-51PT2 (Parcel 51) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are located on TVA's Web site, <http://www.tva.com/environment/reports/nrp/index.htm>.

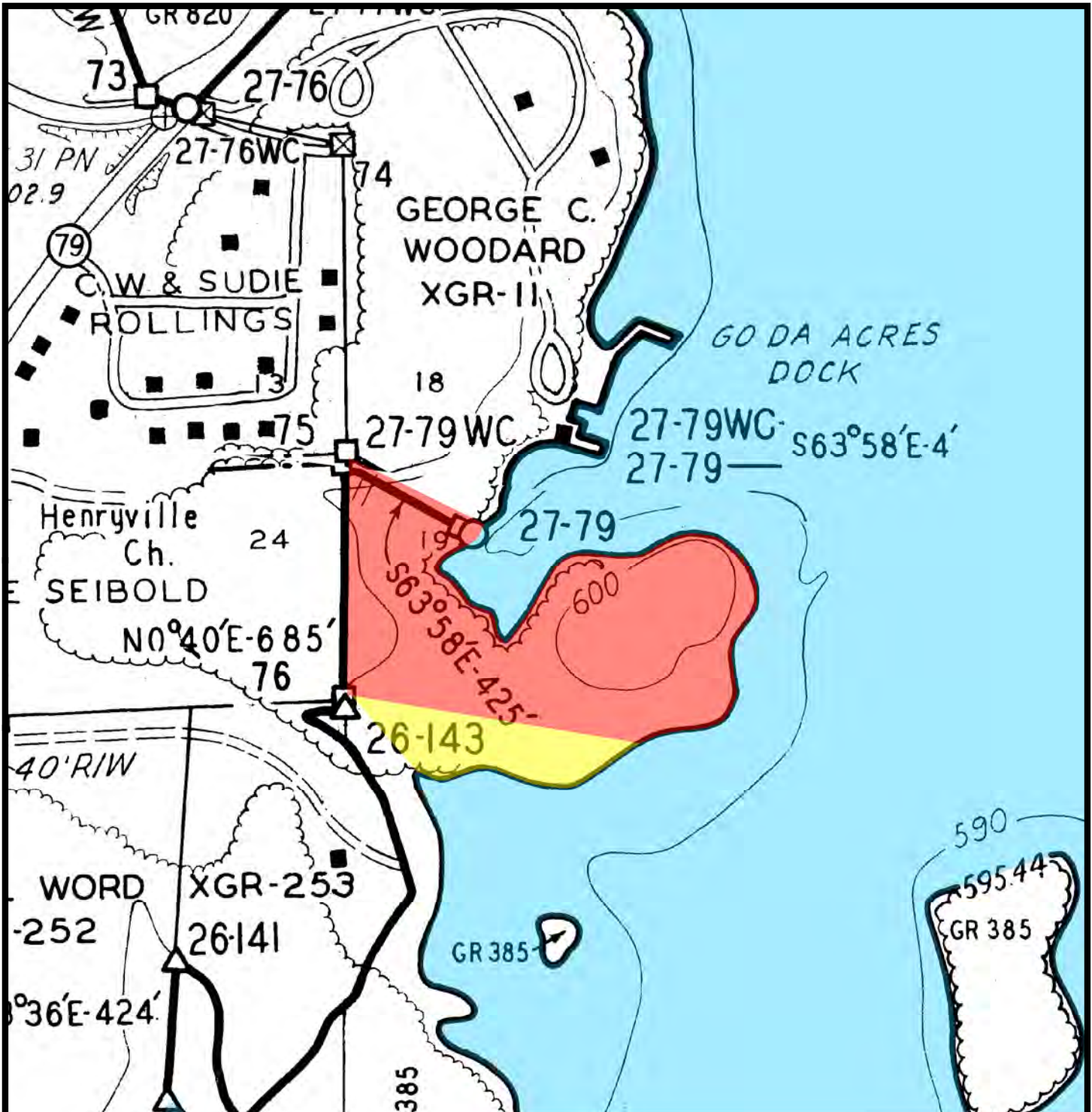
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### **Guntersville Parcel 51 (XGR-51PT2) and Parcel 51a (XGR-51aPT2)**

XGR-51PT2 (15.82 acres) is located in Marshall County, Alabama, along the right bank of the Tennessee River at TRM 364. In the 2001 Guntersville RLMP, Parcel 51 (XGR-51PT2) was allocated as Zone 6 (Developed Recreation). However, an approximate 2.50-acre portion of XGR-51PT2 should have been designated as Zone 7 (Shoreline Access), also known as "Residential Access," because that portion has been granted the right of ingress and egress from Guntersville Lake and is located adjacent to the Turtle Rock Cay Subdivision. In order to resolve the potential land use conflict with the allocation to "Developed Recreation", which does not allow for private water use facilities, the 2.50-acre portion was changed to "Residential Access" and designated as Parcel 51a (XGR-51aPT2). XGR-51PT2 now consists of 13.30 acres and remains allocated as "Developed Recreation."





## Exhibit Map

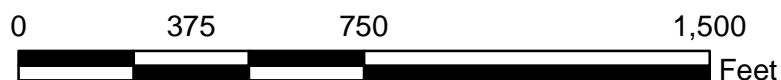
### Proposed Allocation Change Marshall County, Alabama XGR-51PT2 and XGR-51aPT2 Tennessee River Mile 364R

- XGR-51PT2 - Area To Remain Zone 6 (Approximately 13.32 Acres)
- XGR-51aPT2 - Area To Be Reallocated to Zone 7 (Approximately 2.50 Acres)

Map Reference:  
D-Stage: 26  
Quad: 83NE

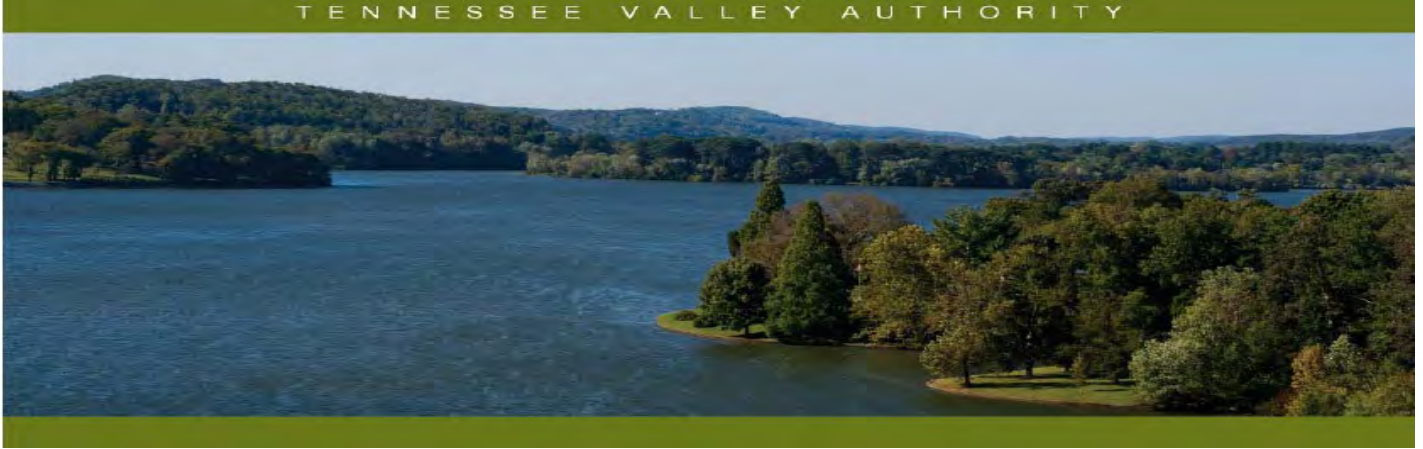


Natural Resources



Guntersville Reservoir

October 20, 2015



## **Guntersville Reservoir Land Management Plan Error – XGR-55aPT2 and XGR-55bPT2**

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### **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. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress 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 egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville RLMP tract XGR-55aPT2 (Parcel 55a) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are located on TVA's Web site, <http://www.tva.com/environment/reports/nrp/index.htm>.

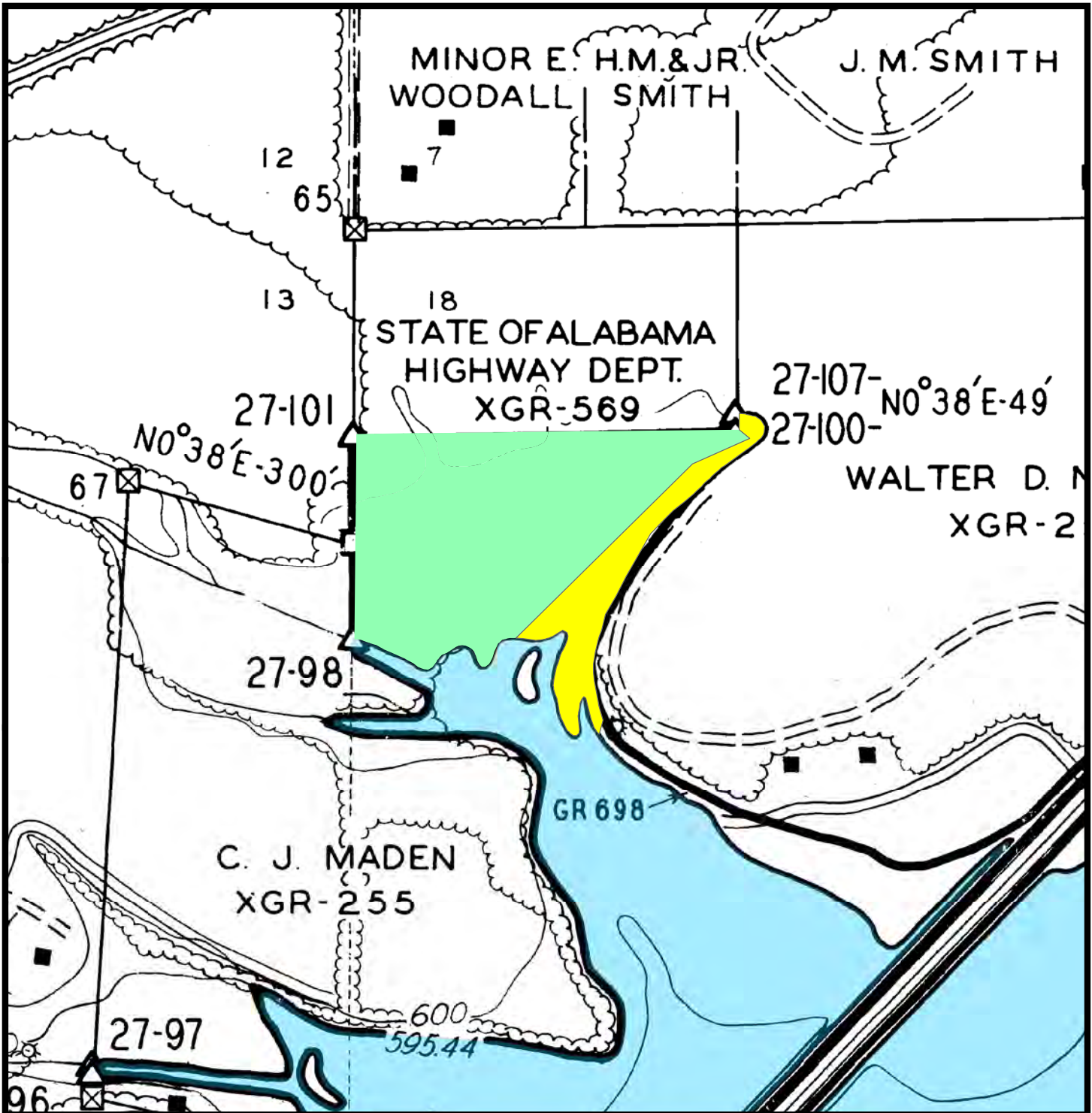
### **General Information about Guntersville Reservoir**

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### **Guntersville Parcel 55a (XGR-55aPT2) and Parcel 55b (XGR-55bPT2)**

XGR-55aPT2 (13.32 acres) is located in Marshall County, Alabama, along the right bank of the Tennessee River at TRM 364.2. In the 2001 Guntersville RLMP, Parcel 55a (XGR-55aPT2) was allocated as Zone 4 (Natural Resource Conservation). However, an approximate 2.29-acre portion of XGR-55aPT2 should have been designated as Zone 7 (Shoreline Access), also known as "Residential Access," because that portion has been granted the right of ingress and egress from Guntersville Lake. In order to resolve the potential land use conflict with the allocation to "Natural Resource Conservation", which does not allow for private water use facilities, the 2.29-acre portion was changed to "Residential Access" and designated as Parcel 55b (XGR-55bPT2). XGR-55aPT2 now consists of 11.0 acres and remains allocated as "Natural Resource Conservation."





### Exhibit Map

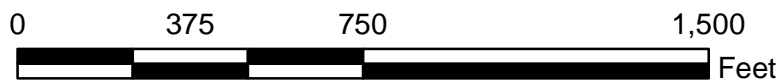
Proposed Allocation Change  
 Marshall County, Alabama  
 XGR-55aPT2 and XGR-55bPT2  
 Tennessee River Mile 364.2R

- XGR-55aPT2 - Area To Remain Zone 4 (Approximately 11.03 Acres)
- XGR-55bPT2 - Area To Be Reallocated to Zone 7 (Approximately 2.29 Acres)

Map Reference:  
 D-Stage: 27  
 Quad: 83NE



Natural Resources



Guntersville Reservoir

October 21, 2015



## **Guntersville Reservoir Land Management Plan Allocation Change – XGR-61PT2 and XGR-61aPT2**

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### **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. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress 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 egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville Plan Tract No. XGR-61PT2 (Parcel 61) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are available at [www.tva.com/landplanzones](http://www.tva.com/landplanzones).

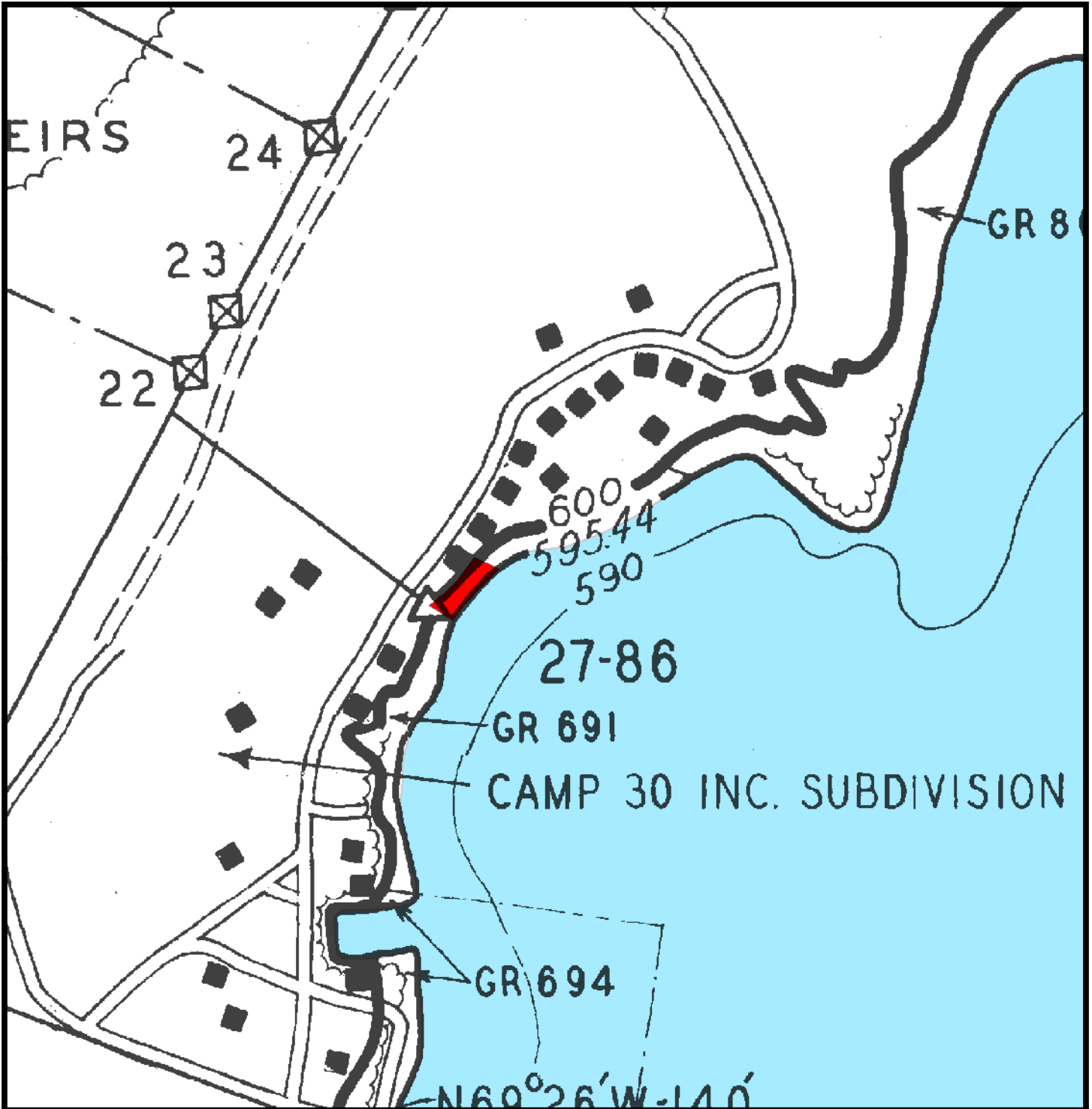
### **General Information about Guntersville Reservoir**

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### **Guntersville Parcel 61 (XGR-61PT2) and Parcel 61a (XGR-61aPT2)**

XGR-61PT2 (3.44 acres) is located in Marshall County, Alabama, along the right descending bank of TRM 367.8. In the 2001 RLMP, XGR-61PT2 was allocated for "Developed Recreation." However, XGR-61PT2 fronts a parcel of former TVA property (XGR-601), which TVA sold with general ingress and egress rights across the TVA shoreline property, and the deed does not contain any restrictions otherwise limiting those rights. In order to resolve the potential conflict from the 2001 RLMP allocation, approximately 0.2 acre of XGR-61PT2 with 125 feet of shoreline is designated as "Shoreline Access" (new Parcel 61a) and requests for private water use facilities will be considered. The remainder of the original XGR-61PT2 reservoir land tract remains designated as "Developed Recreation."





### Exhibit Map

Guntersville Reservoir  
 Land Management Plan  
 Allocation Change  
 Tract No. XGR-61PT2  
 Tennessee River Mile 367.8R

Map Reference:  
 C/D Stage: 27  
 Quad: 90 NW

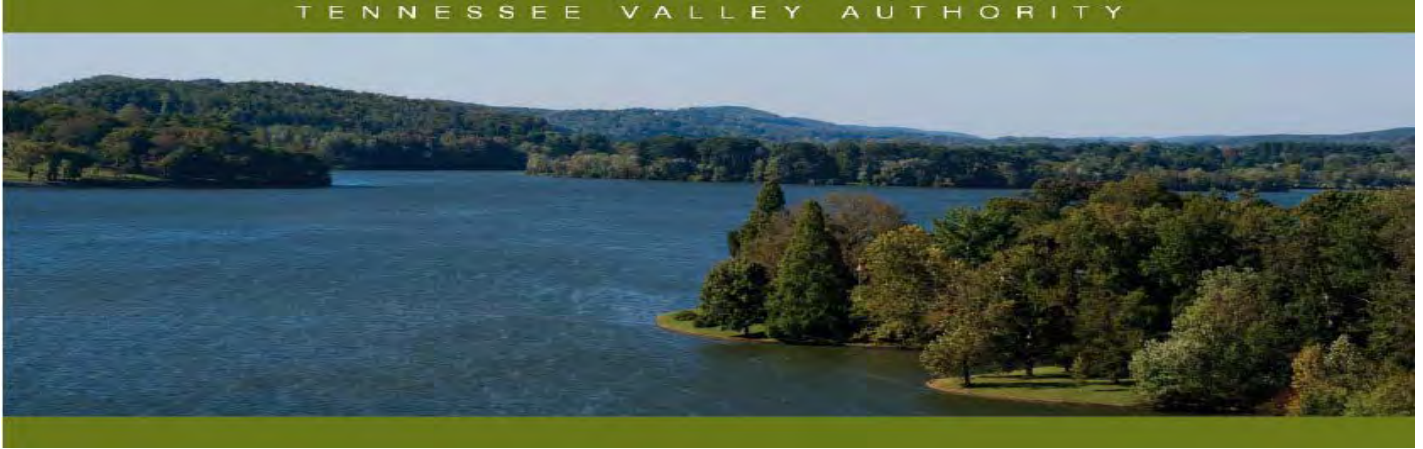


Land and Shoreline  
 Management

November 10, 2010

 Allocation Change  
 (Approx. 0.2 acre)





## **Guntersville Reservoir Land Management Plan Allocation Change – XGR-65PT2 and XGR-65aPT2**

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### **Reservoir Land Planning Allocation Change**

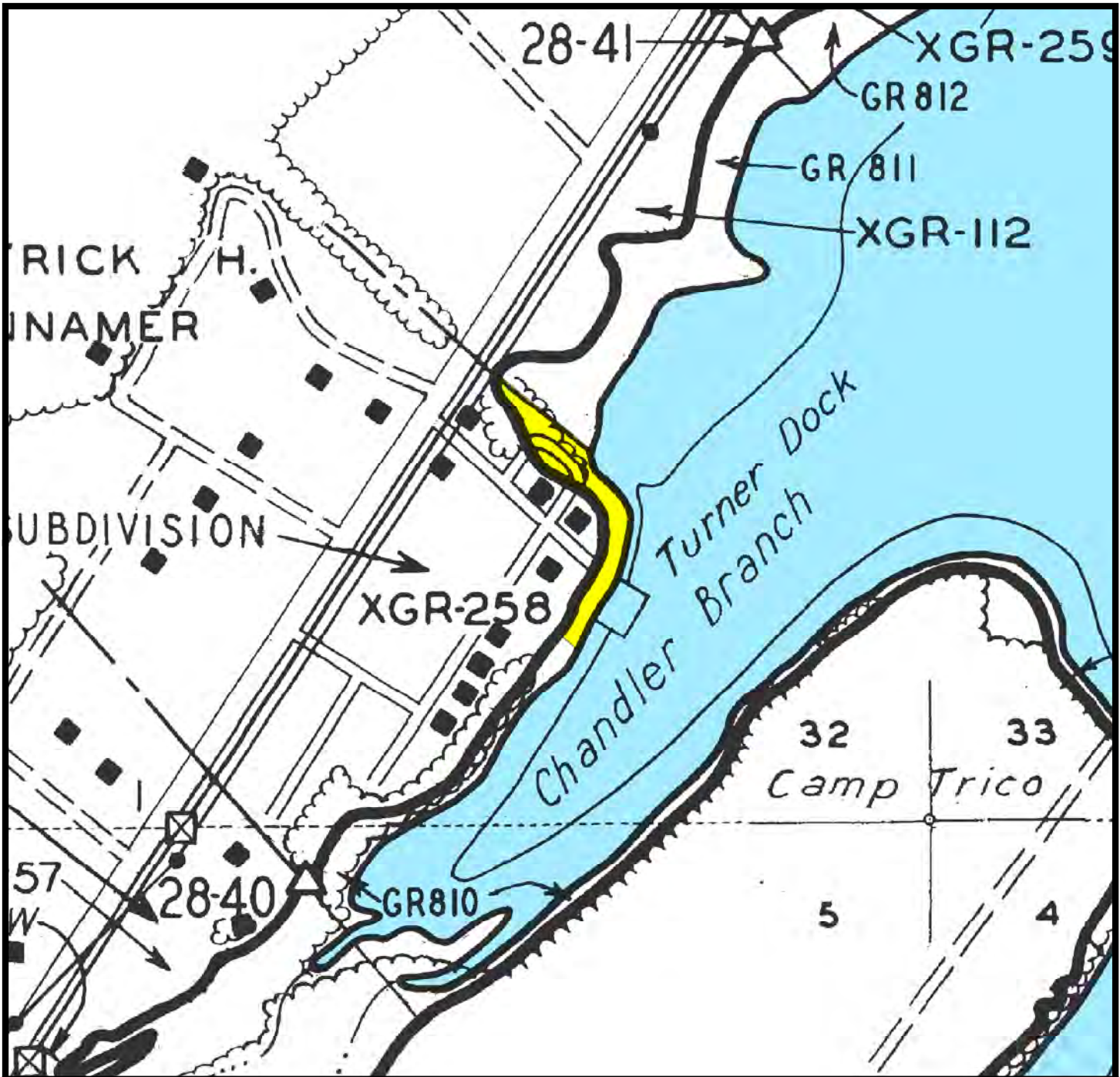
After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must then be consistent with the land use allocations within that RLMP. Certain TVA reservoir land tracts have land management zone allocations based on 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 Guntersville Plan Tract No. XGR-65PT2 (Parcel 65) and is considered a supplement to the 2001 Guntersville RLMP. Definitions of TVA's land planning allocation zones are available at <https://www.tva.com/landplanzones>.

### **General Information about Guntersville Reservoir**

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### **Guntersville Parcel 65 (XGR-65PT2) and Parcel 65a (XGR-65aPT2)**

XGR-65PT2 (1.0 acre) is located in Marshall County along the right descending bank of TRM 367.0 on Guntersville Reservoir. In the 2001 Guntersville RLMP, XGR-65PT2 was allocated as Zone 6 (Developed Recreation) for an existing commercial marina. However, XGR-65PT2 fronts a tract of former TVA land, XGR-258, which TVA sold subject to Section 31 of the TVA Act of 1933. In the deed, TVA granted the owners the right of ingress to and egress rights from the waters of Guntersville Lake over and upon the adjoining land lying between the 600-foot contour elevation and the waters of the lake, and the deed does not contain any restrictions otherwise limiting those rights. In order to resolve the potential land use conflict with the allocation to "Developed Recreation", which does not allow for private water use facilities, the 1.0-acre parcel has been modified as new Parcel 65a (XGR-65aPT2) and the land use allocation has changed from "Developed Recreation" to Zone 7 (Shoreline Access). New Parcel 65a has approximately 300 linear feet of shoreline and the "Shoreline Access" allocation reflects the deeded access rights of ingress and egress across TVA shoreline property of the backlying property owners. Requests for private water use facilities would be considered on Parcel 65a.



## Exhibit Map


Allocation Change  
 Marshall County, Alabama  
 XGR-65PT2  
 Tennessee River Mile 367R

Map Reference:  
 C/D Stage: 28D  
 Quad: 9NW

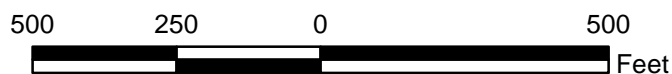


Natural Resources

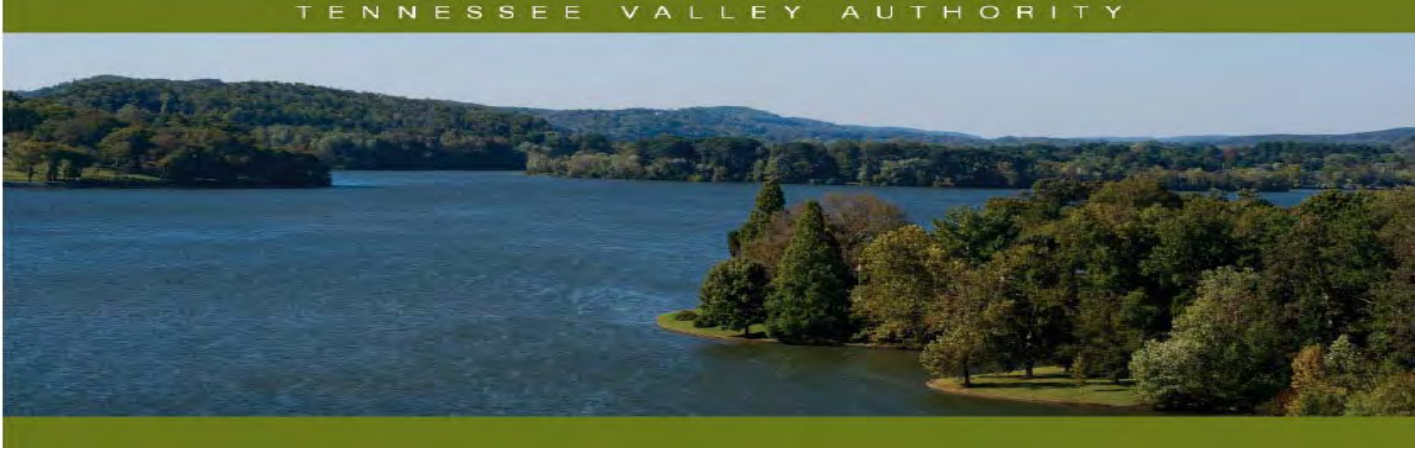
April 05, 2019

 XGR-65aPT2 - Area  
 Reallocated to Zone 7  
 (Approx. 1.0 acre)

Guntersville Reservoir







## Guntersville Reservoir Land Management Plan Error – XGR-85PT2 and XGR-85aPT2

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### 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. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress 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 egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville RLMP tract XGR-85PT2 (Parcel 85) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are located on TVA's Web site, <http://www.tva.com/environment/reports/nrp/index.htm>.

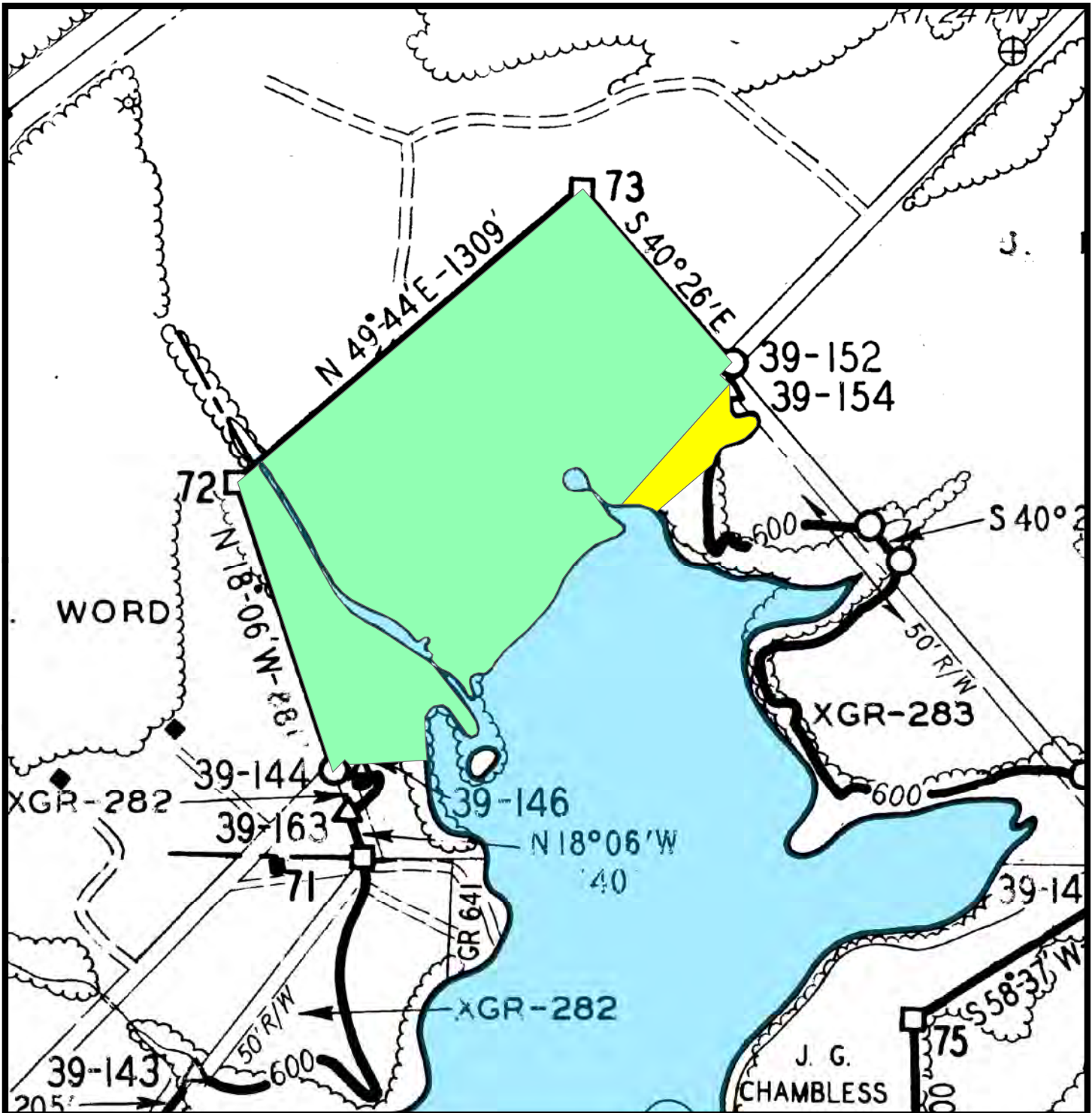
### General Information about Guntersville Reservoir

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### Guntersville Parcel 85 (XGR-85PT2) and Parcel 85a (XGR-85aPT2)

XGR-85PT2 (28.16 acres) is located in Marshall County, Alabama, along the right bank of the Tennessee River at TRM 372. In the 2001 Guntersville RLMP, Parcel 85 (XGR-85PT2) was allocated as Zone 4 (Natural Resource Conservation). However, an approximate 1.00-acre portion of XGR-85PT2 should have been designated as Zone 7 (Shoreline Access), also known as "Residential Access," because that portion has been granted the right of ingress and egress from Guntersville Lake. In order to resolve the potential land use conflict with the allocation to "Natural Resource Conservation", which does not allow for private water use facilities, the 1.00-acre portion was changed to "Residential Access" and designated as Parcel 85a (XGR-85aPT2). XGR-85PT2 now consists of 27.20 acres and remains allocated as "Natural Resource Conservation."





## Exhibit Map

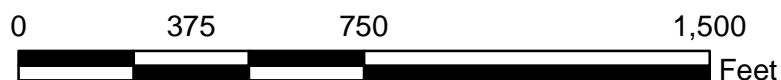
### Proposed Allocation Change Marshall County, Alabama XGR-85PT2 and XGR-85aPT2 Tennessee River Mile 372R

- XGR-85PT2 - Area To Remain Zone 4 (Approximately 27.16 Acres)
- XGR-85aPT2 - Area To Be Reallocated to Zone 7 (Approximately 1.00 Acres)

Map Reference:  
D-Stage: 39  
Quad: 89SW

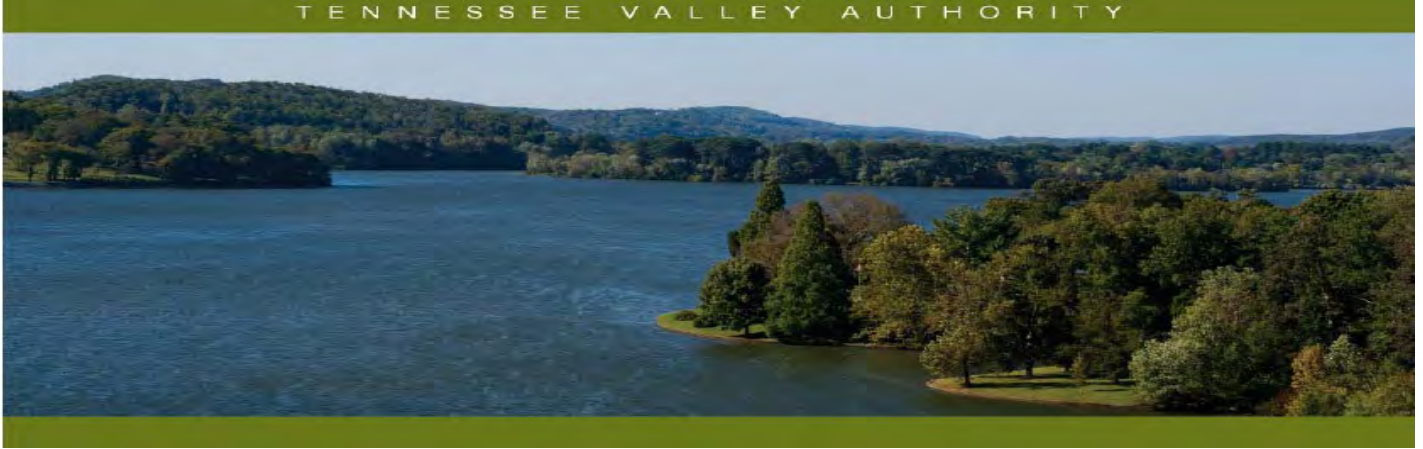


Natural Resources



Guntersville Reservoir

October 22, 2015



## **Guntersville Reservoir Land Management Plan Error – XGR-87PT2 and XGR-87aPT2**

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### **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. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress 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 egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville RLMP tract XGR-87PT2 (Parcel 87) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are located on TVA's Web site, <http://www.tva.com/environment/reports/nrp/index.htm>.

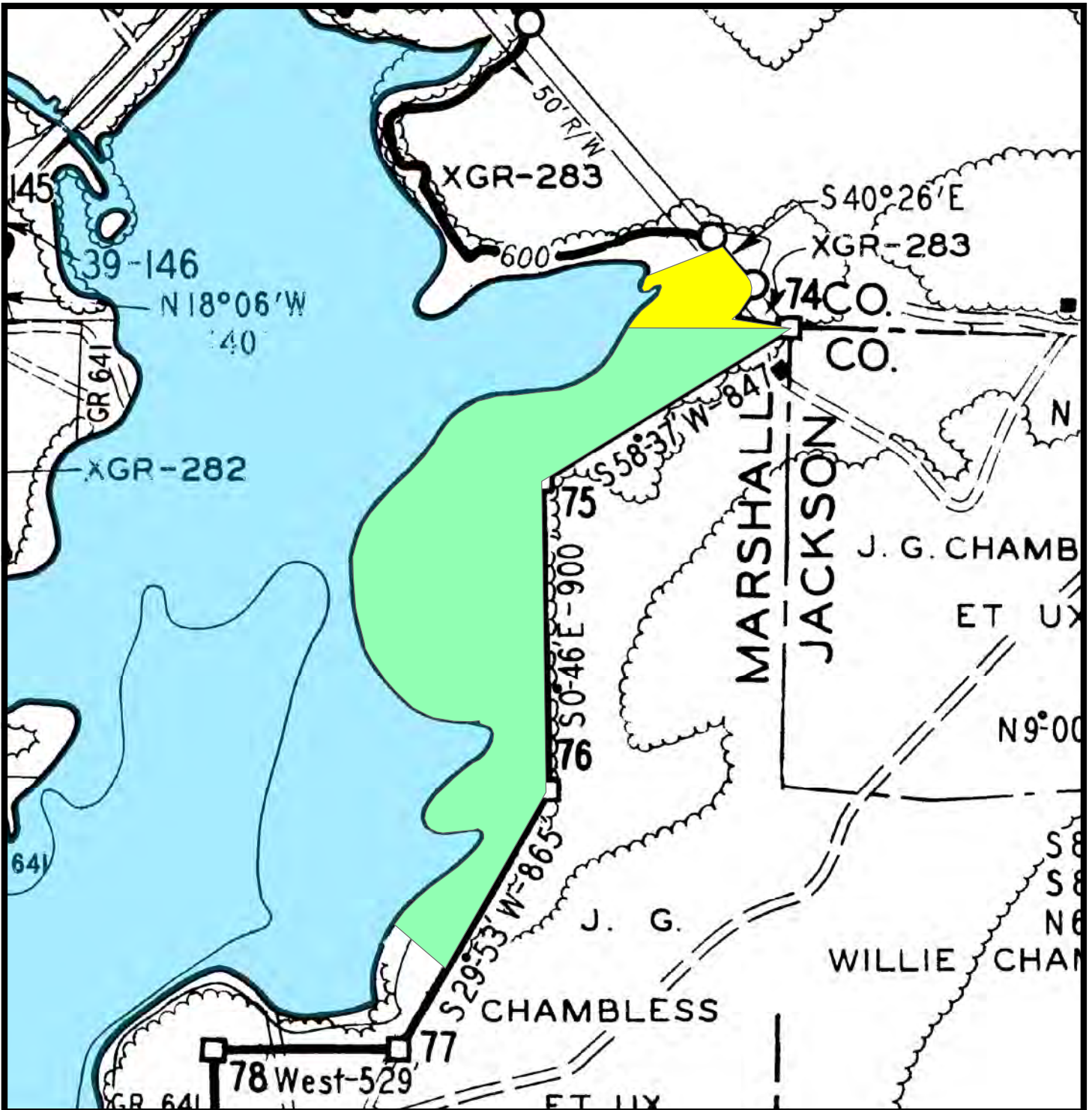
### **General Information about Guntersville Reservoir**

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### **Guntersville Parcel 87 (XGR-87PT2) and Parcel 87a (XGR-87aPT2)**

XGR-87PT2 (16.90 acres) is located in Marshall County, Alabama, along the right bank of the Tennessee River at TRM 372. In the 2001 Guntersville RLMP, Parcel 87 (XGR-87PT2) was allocated as Zone 4 (Natural Resource Conservation). However, an approximate 1.32-acre portion of XGR-87PT2 should have been designated as Zone 7 (Shoreline Access), also known as "Residential Access," because that portion has been granted the right of ingress and egress from Guntersville Lake. In order to resolve the potential land use conflict with the allocation to "Natural Resource Conservation", which does not allow for private water use facilities, the 1.32-acre portion was changed to "Residential Access" and designated as Parcel 87a (XGR-87aPT2). XGR-87PT2 now consists of 15.58 acres and remains allocated as "Natural Resource Conservation."





## Exhibit Map

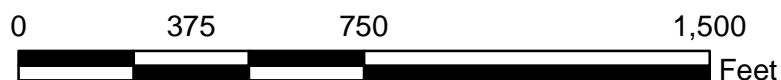
Proposed Allocation Change  
 Marshall County, Alabama  
 XGR-87PT2 and XGR-87aPT2  
 Tennessee River Mile 372R

Map Reference:  
 D-Stage: 39  
 Quad: 89SW

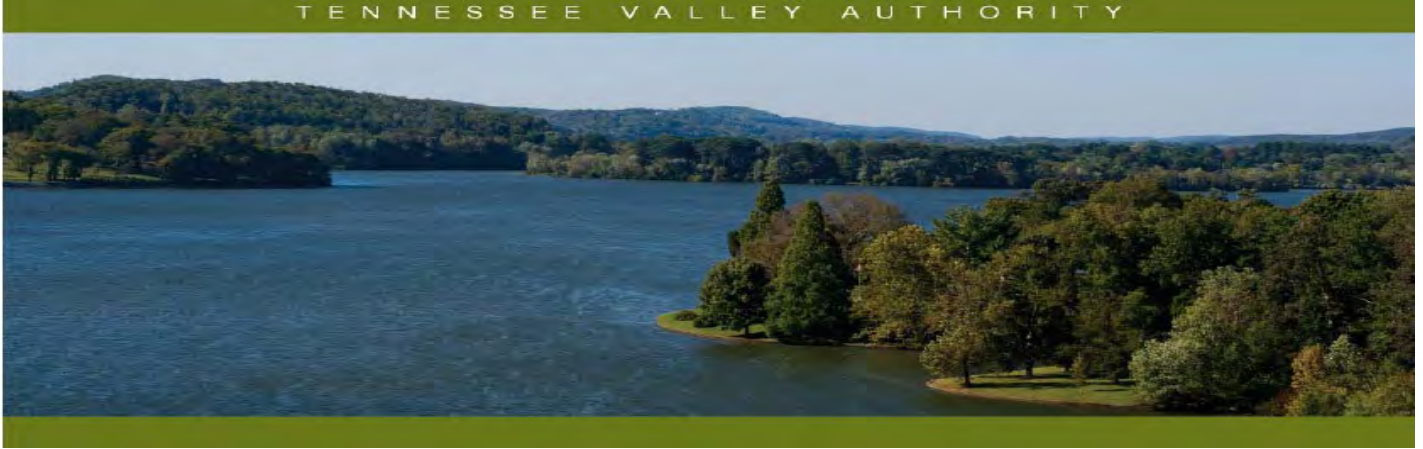


Natural Resources

Guntersville Reservoir



October 22, 2015



## **Guntersville Reservoir Land Management Plan Error – XGR-92PT2 and XGR-92aPT2**

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### **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. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress 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 egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville RLMP tract XGR-92PT2 (Parcel 92) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are located on TVA's Web site, <http://www.tva.com/environment/reports/nrp/index.htm>.

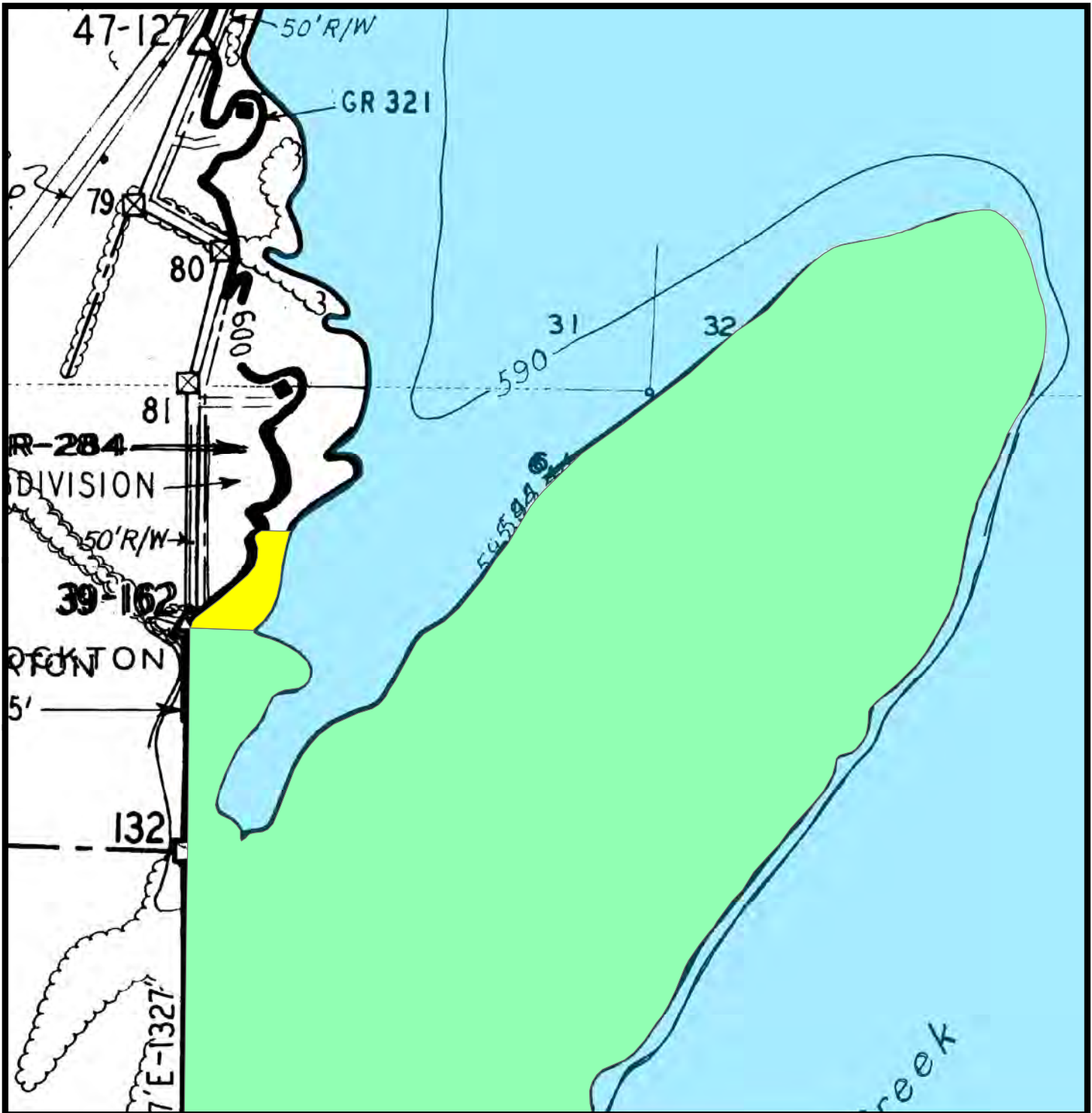
### **General Information about Guntersville Reservoir**

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall Counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### **Guntersville Parcel 92 (XGR-92PT2) and Parcel 92a (XGR-92aPT2)**

XGR-92PT2 (102.19 acres) is located in Jackson County, Alabama, along the right bank of the Tennessee River at TRM 375. In the 2001 Guntersville RLMP, Parcel 92 (XGR-92PT2) was allocated as Zone 4 (Natural Resource Conservation). However, an approximate 0.82-acre portion of XGR-92PT2 should have been designated as Zone 7 (Shoreline Access), also known as "Residential Access," because that portion has been granted the right of ingress and egress from Guntersville Lake. In order to resolve the potential land use conflict with the allocation to "Natural Resource Conservation", which does not allow for private water use facilities, the 0.82-acre portion was changed to "Residential Access" and designated as Parcel 92a (XGR-92aPT2). XGR-92PT2 now consists of 101.38 acres and remains allocated as "Natural Resource Conservation."





## Exhibit Map

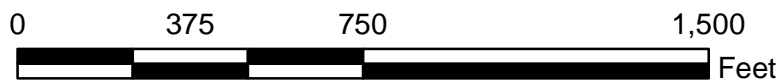
### Proposed Allocation Change Jackson County, Alabama XGR-92PT2 and XGR-92aPT2 Tennessee River Mile 375R

- XGR-92PT2 - Area To Remain Zone 4 (Approximately 101.37 Acres)
- XGR-92aPT2 - Area To Be Reallocated to Zone 7 (Approximately 0.82 Acres)

Map Reference:  
D-Stage: 39  
Quad: 89SW

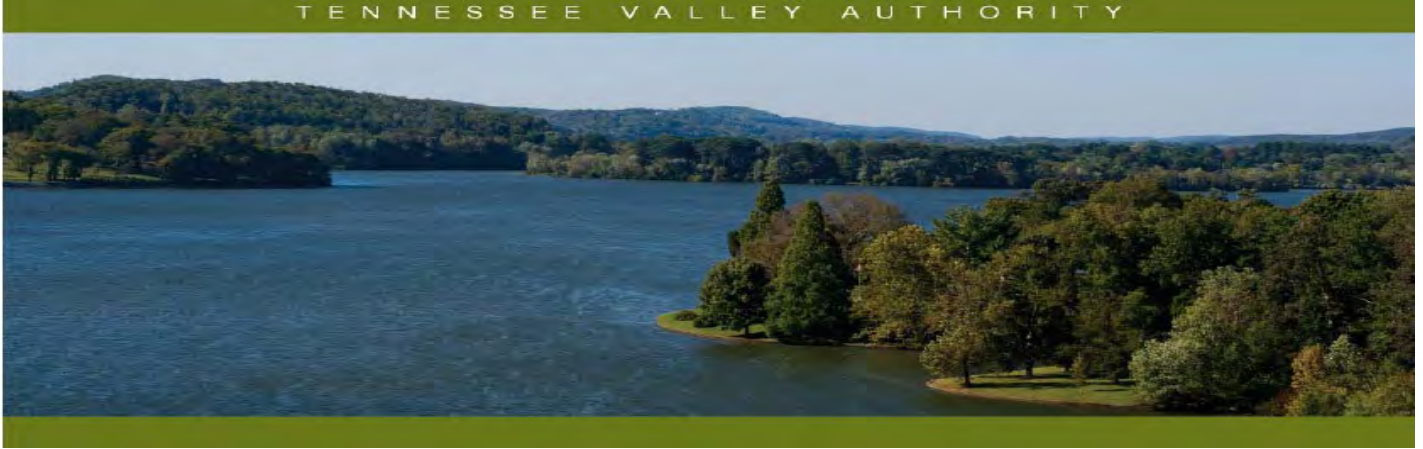


Natural Resources



Guntersville Reservoir

October 22, 2015



## **Guntersville Reservoir Land Management Plan Error – XGR-95aPT2 and XGR-96aPT2**

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### **Reservoir Land Planning Errors**

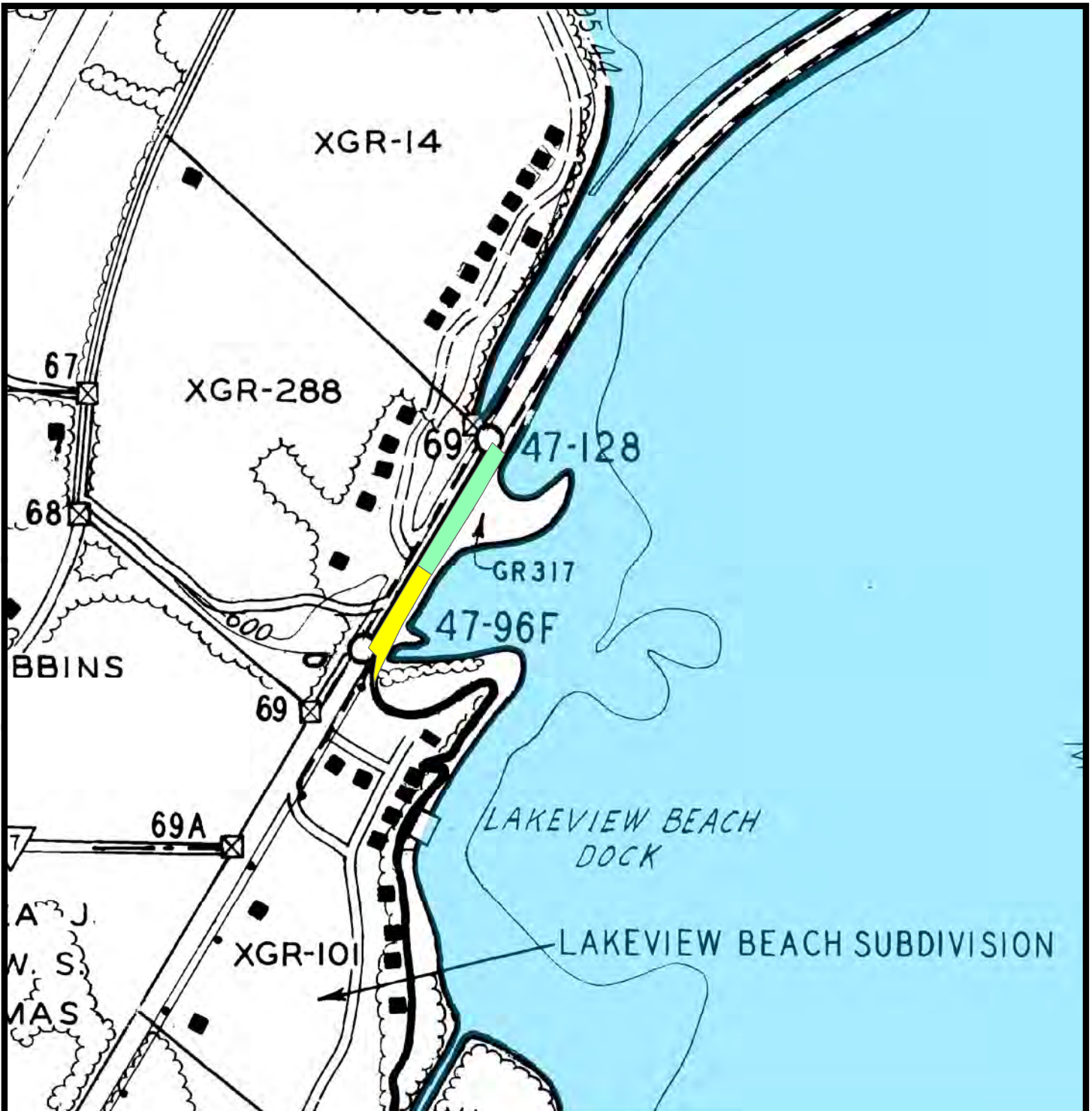
After approval of a reservoir land management plan by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must then be consistent with the land use allocations within that land plan. Recent research shows that a portion of Guntersville Parcel 95 (Plan Tract No. XGR-95PT2) was mistakenly omitted from the 2001 Plan and designated as Zone 1 (Non-TVA Shoreland) when the land plan maps were created and should have been allocated as Zone 7 (Shoreline Access) to align with the existing land use allocation of the adjacent Parcel 95 (XGR-95PT2). The resolution of the mapping error has resulted in the reallocation of a 0.35-acre portion of the omitted land to align with the allocation of the adjacent Parcel 95. This document addresses the reallocation of the 0.35-acre portion of land (designated as Parcel 95a) from “Non-TVA Shoreland” to “Shoreline Access” and is considered a supplement to the 2001 Guntersville Reservoir Land Management Plan. Definitions of TVA’s land planning allocation zones are available at <https://www.tva.gov/landplanzones>.

### **General Information about Guntersville Reservoir**

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### **Guntersville Parcel 95a (XGR-95aPT2) and Parcel 96a (XGR-96aPT2)**

XGR-95aPT2 (0.35 acre) and XGR-96aPT2 (0.44 acre) are located in Jackson County along the right bank of the Tennessee River at mile 375.8 and is along the right-of way for Highway 79. The two small parcels of TVA land were missing from the original lands plan and therefore, never planned. The missing parcels of land were planned in accordance with the adjacent lands (Zone 7 and Zone 4, respectively). The correction of the parcel allocations reflect legal instruments in existence but overlooked when the parcels were planned.



### Exhibit Map

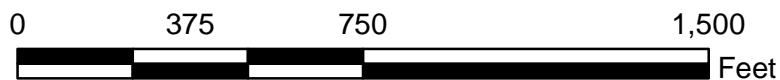
## Proposed Allocation Change Jackson County, Alabama XGR-95aPT2 and XGR-96aPT2 Mink Creek Mile 0.5R

- XGR-95aPT2 - Area To Be Added as Zone 7 (Approximately 0.35 Acres)
- XGR-96aPT2 - Area To Be added as Zone 4 (Approximately 0.48 Acres)

Map Reference:  
D-Stage: 47  
Quad: 89SW



Natural Resources



Guntersville Reservoir

November 11, 2015





## Guntersville Reservoir Land Management Plan Allocation Change – XGR-108PT2, XGR-109PT2, and XGR-110PT2

### Reservoir Land Planning Allocation Changes

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. This document addresses the reallocation of portions of Guntersville Plan Tract Nos. XGR-108PT2 (Parcel 108), XGR-109PT2 (Parcel 109), and XGR-110PT2 (Parcel 110) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA’s land planning allocations are available at [www.tva.com/landplanzones](http://www.tva.com/landplanzones).

### General Information about Guntersville Reservoir

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile 349. Guntersville Reservoir is located in Jackson and Marshall counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

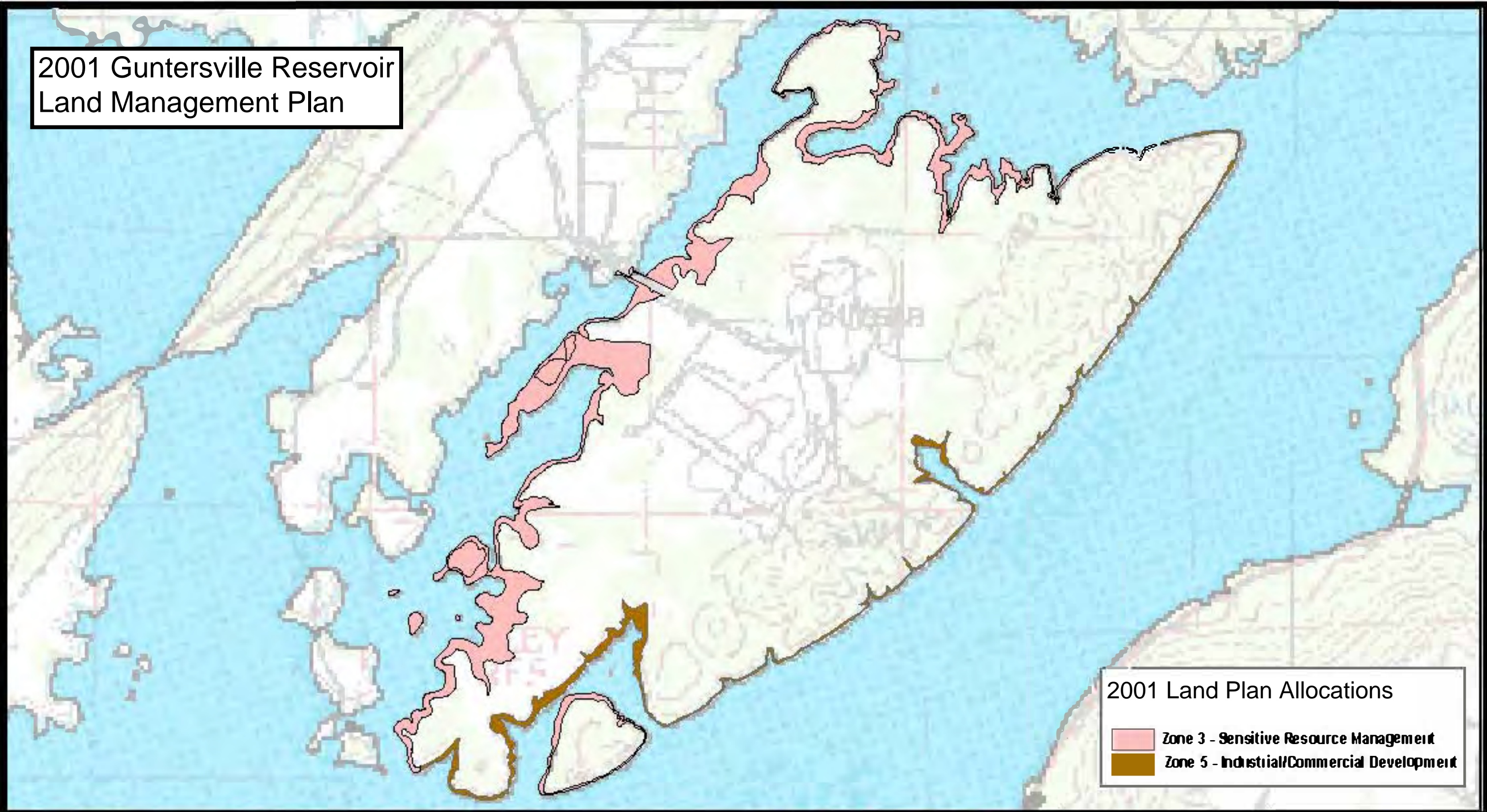
### Guntersville Parcels 108, 109, and 110 (XGR-108PT2, XGR-109PT2, and XGR-109PT2)

In 2004, TVA approved a request from the City of Scottsboro, Alabama (City) to modify the following land use allocations for XGR-108PT2, XGR-109PT2, and XGR-110PT2 to support the City’s development of its privately owned property at Goose Pond Island (former TVA property XGR-665).

Tract Number	2001 Guntersville Reservoir Land Management Plan		2004 Modifications	
	Allocation	Acres	Allocation	Acres
XGR-108PT2	Sensitive Resource Management	207.7	Sensitive Resource Management	72.9
			Developed Recreation	58.4
			Residential Access	76.4
XGR-109PT2	Industrial	50.7	Project Operations	13.5
			Industrial	2.1
			Developed Recreation	5.0
XGR-110PT2	Sensitive Resource Management	9.0	Residential Access	30.1
			Project Operations	3.9
			Sensitive Resource Management	0.9
			Developed Recreation	4.2



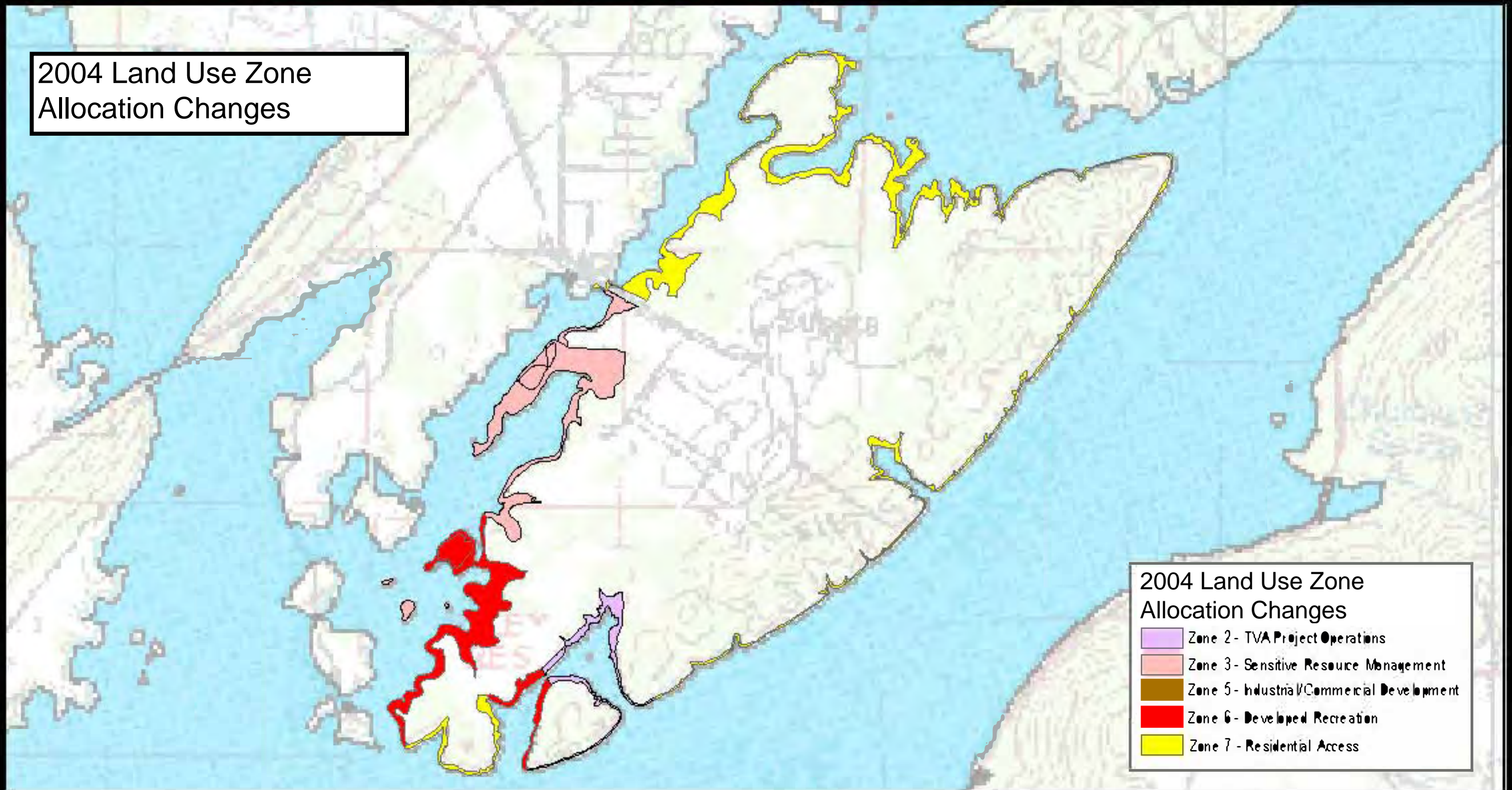
2001 Guntersville Reservoir  
Land Management Plan



2001 Land Plan Allocations

- Zone 3 - Sensitive Resource Management
- Zone 5 - Industrial/Commercial Development

2004 Land Use Zone  
Allocation Changes



2004 Land Use Zone  
Allocation Changes

- Zone 2 - TVA Project Operations
- Zone 3 - Sensitive Resource Management
- Zone 5 - Industrial/Commercial Development
- Zone 6 - Developed Recreation
- Zone 7 - Residential Access

**Exhibit Map**  
**Guntersville Reservoir**  
**Zone Allocation Change - Goose Pond Island**  
**XGR-108PT2, XGR-109PT2, XGR-110PT2**  
**Tennessee River Mile 381.5 R**



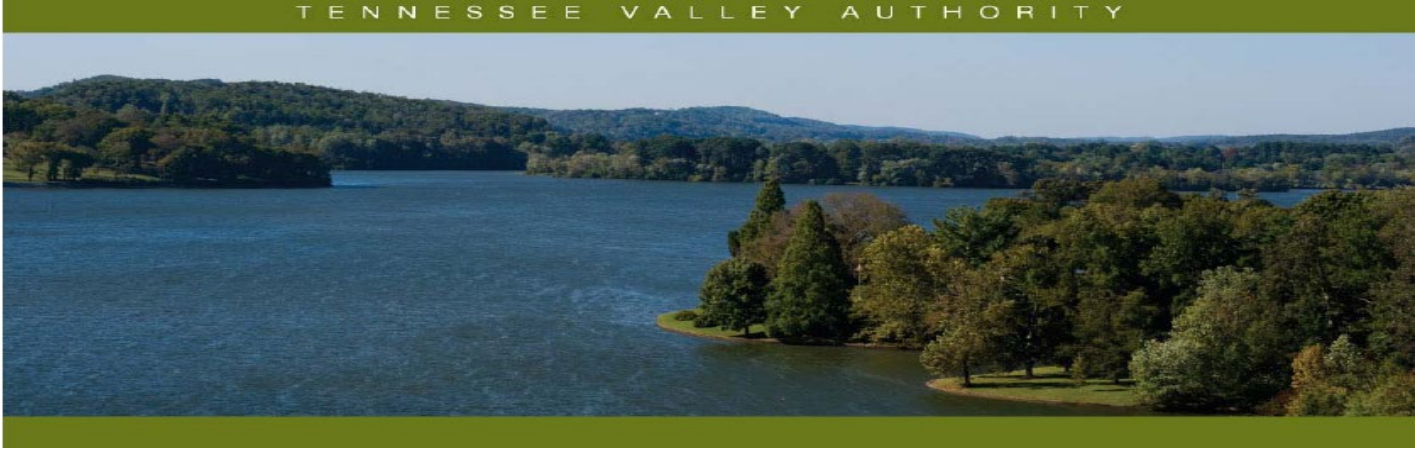
Resource  
Stewardship



D-Stage 50, 51, 53  
Quad 89SE

Guntersville Watershed Team  
March 30, 2004





## **Guntersville Reservoir Land Management Plan Allocation Change – XGR-114PT2 and XGR-114aPT2**

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### **Reservoir Land Planning Allocation Change**

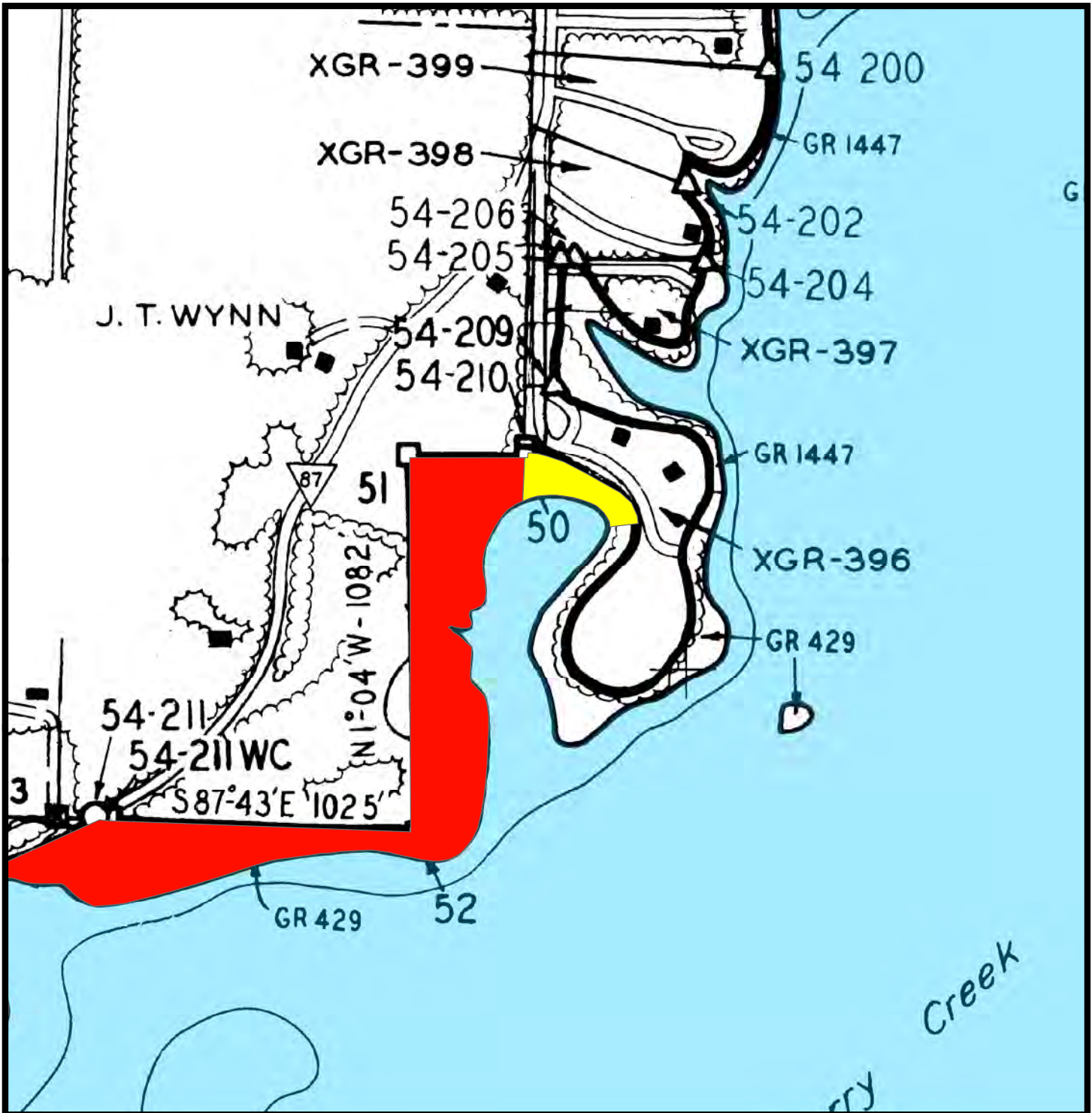
After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must then be consistent with the land use allocations within that RLMP. Certain TVA reservoir land tracts have land management zone based on the backlying 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 Guntersville RLMP Tract No. XGR-114PT2 (Parcel 114) and is considered a supplement to the 2001 Guntersville RLMP. Definitions of TVA's land planning allocation zones are available at <https://www.tva.com/landplanzones>.

### **General Information about Guntersville Reservoir**

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall Counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### **Guntersville Parcel 114 (XGR-114PT2) and Parcel 114a (XGR-114aPT)**

XGR-114PT2 (26.29 acres) is located in Jackson County along the right descending bank of Roseberry Creek mile 3.0. In the 2001 Guntersville RLMP, XGR-114PT2 was allocated as Zone 6 (Developed Recreation) for an existing public park. However, a portion of XGR-114PT2 fronts a tract of private land, XGR-396, which TVA sold subject to Section 31 of the TVA Act of 1933. In the deed, TVA granted the owners the right of ingress and egress rights to and from the waters of Guntersville Lake over and upon the adjoining land lying between the 600-foot contour elevation and the waters of the lake, and the deed does not contain any restrictions otherwise limiting those rights. In order to resolve the potential land use conflict with the allocation to "Developed Recreation", which does not allow for private water use facilities, a 0.72-acre portion of the 26.29 acre parcel has been modified as new Parcel 114a (XGR-114aPT2) and the land use allocation has changed from "Developed Recreation" to Zone 7 (Shoreline Access). New Parcel 114a has approximately 280 linear feet of shoreline and the "Shoreline Access" allocation reflects the deeded access rights of ingress and egress across TVA shoreline property of the backlying property owners. Requests for private water use facilities would be considered on Parcel 114a. The remainder of XGR-114PT (25.57 acres) continues to be allocated as "Developed Recreation."



### Exhibit Map

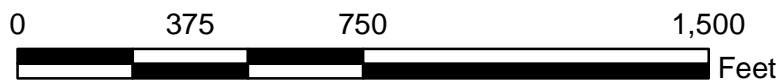
## Proposed Allocation Change Jackson County, Alabama XGR-114PT2 and XGR-114aPT2 Roseberry Creek Mile 3R

- XGR-114PT2 - Area To Remain Zone 6 (Approximately 25.57 Acres)
- XGR-114aPT2 - Area To Be Reallocated to Zone 7 (Approximately 0.72 Acres)

Map Reference:  
D-Stage: 54  
Quad: 89SE



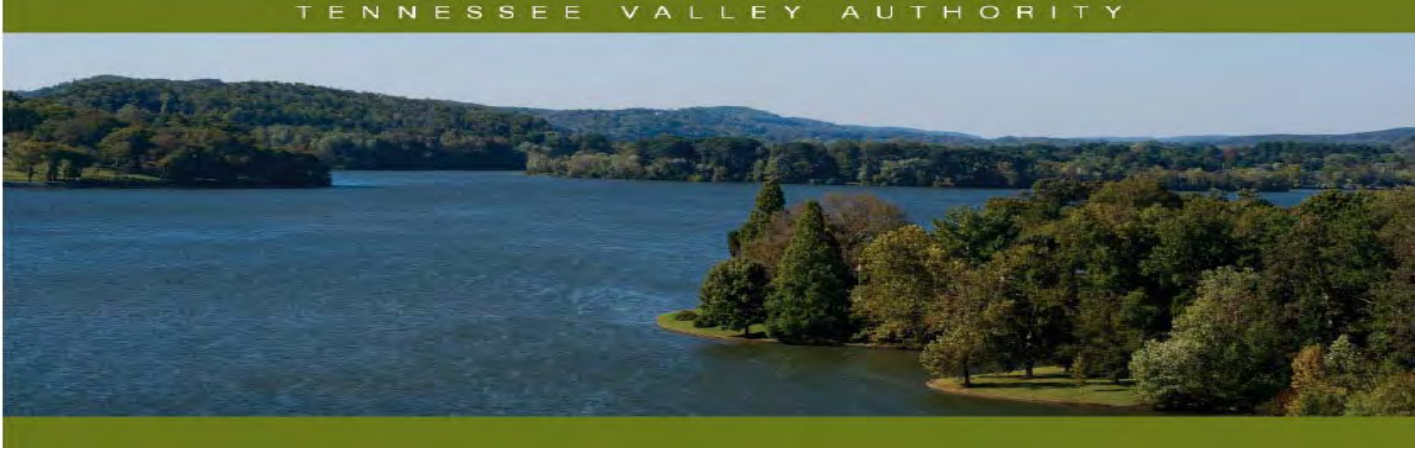
Natural Resources



Guntersville Reservoir

October 22, 2015





## **Guntersville Reservoir Land Management Plan Error – XGR-126PT2 and XGR-126aPT2**

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### **Reservoir Land Planning Errors**

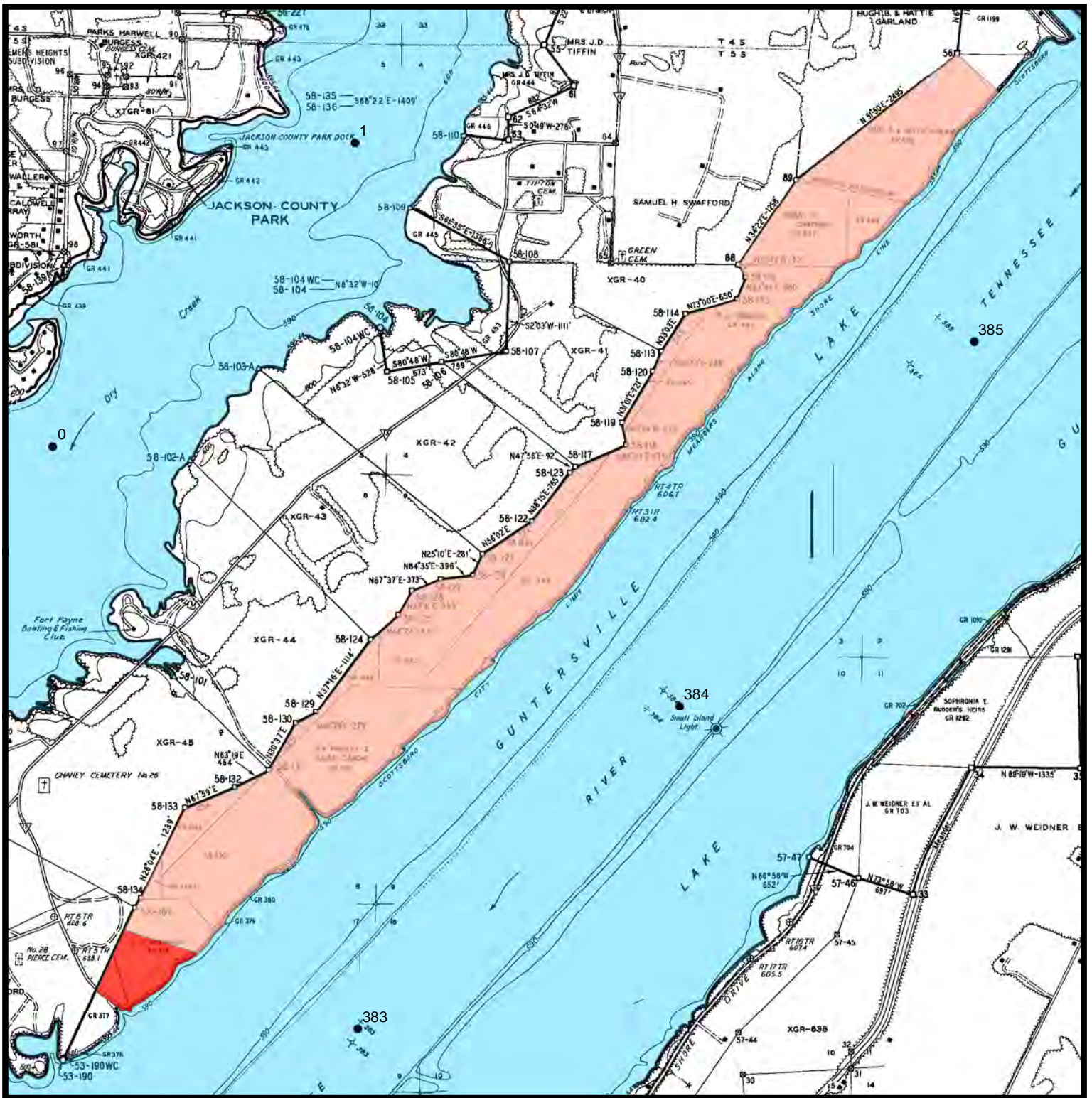
After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), all future uses of TVA-managed lands on that reservoir must then be consistent with the allocations within that RLMP. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress 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 egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville RLMP tract XGR-126PT2 (Parcel 126) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are located on TVA's Web site, <http://www.tva.com/environment/reports/nrp/index.htm>.

### **General Information about Guntersville Reservoir**

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall Counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

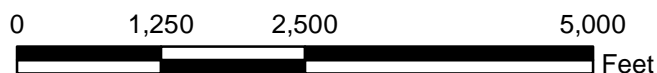
### **Guntersville Parcel 126 (XGR-126PT2) and Parcel 126a (XGR-126aPT2)**

XGR-126PT2 (342 acres) is located in Jackson County, Alabama, along the right bank of the Tennessee River at mile 383. In the 2001 Guntersville RLMP, Parcel 126 (XGR-126PT2) was allocated as Zone 3 (Sensitive Resource Management). However, an approximate 18.7-acre portion of XGR-126PT2 should have been designated as Zone 6 (Developed Recreation) because TVA had granted a license to Jackson County for public recreation uses over that portion. In order to resolve the potential land use conflict with the allocation to "Sensitive Resource Management", which does not allow for recreational development, the 18.7-acre portion was changed to "Developed Recreation" and designated as Parcel 126a (XGR-126aPT2). XGR-126PT2 now consists of 323.3 acres and remains allocated as "Sensitive Resource Management."



- XGR-126PT- Area to Remain Zone 3 (Approx. 323.3 acres)
- XGR-126aPT- Area to Reallocate to Zone 6 (Approx. 18.7 acres)

**Exhibit Map**  
**Proposed Allocation Change for Parcel 126**  
**Jackson County, Alabama**  
**XGR-126PT**  
**Tennessee River Mile 383R**



Guntersville Reservoir

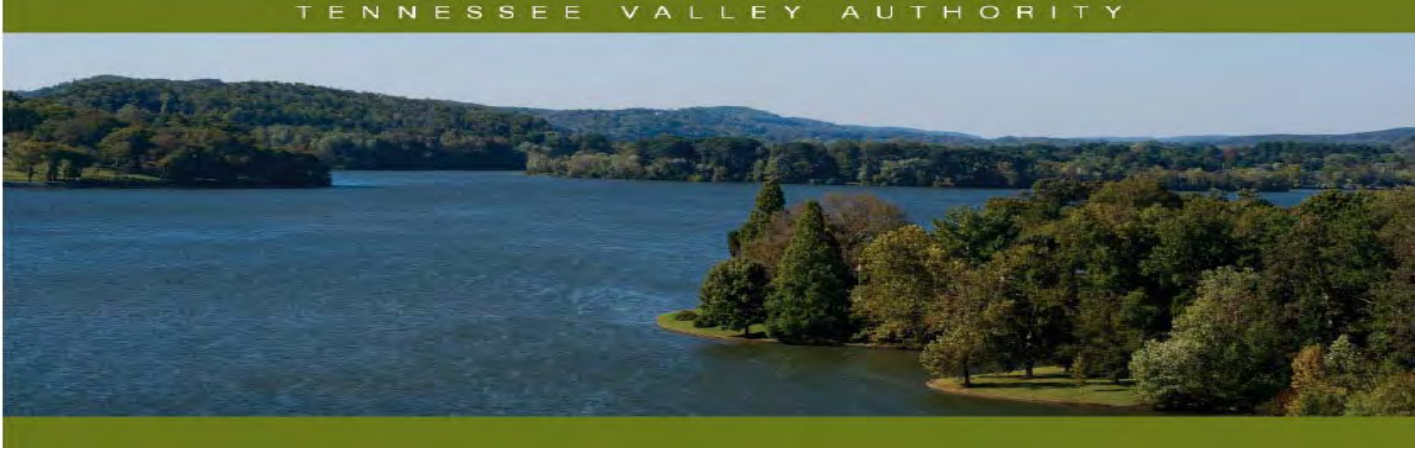
Map Reference:  
 D-Stage: 53, 58  
 Quad: 89SE



Natural Resources and  
 Real Property Services

October 20, 2014





## **Guntersville Reservoir Land Management Plan Error – XGR-133PT2 and XGR-133aPT2**

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### **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. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress 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 egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville RLMP tract XGR-133PT2 (Parcel 133) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are located on TVA's Web site, <http://www.tva.com/environment/reports/nrp/index.htm>.

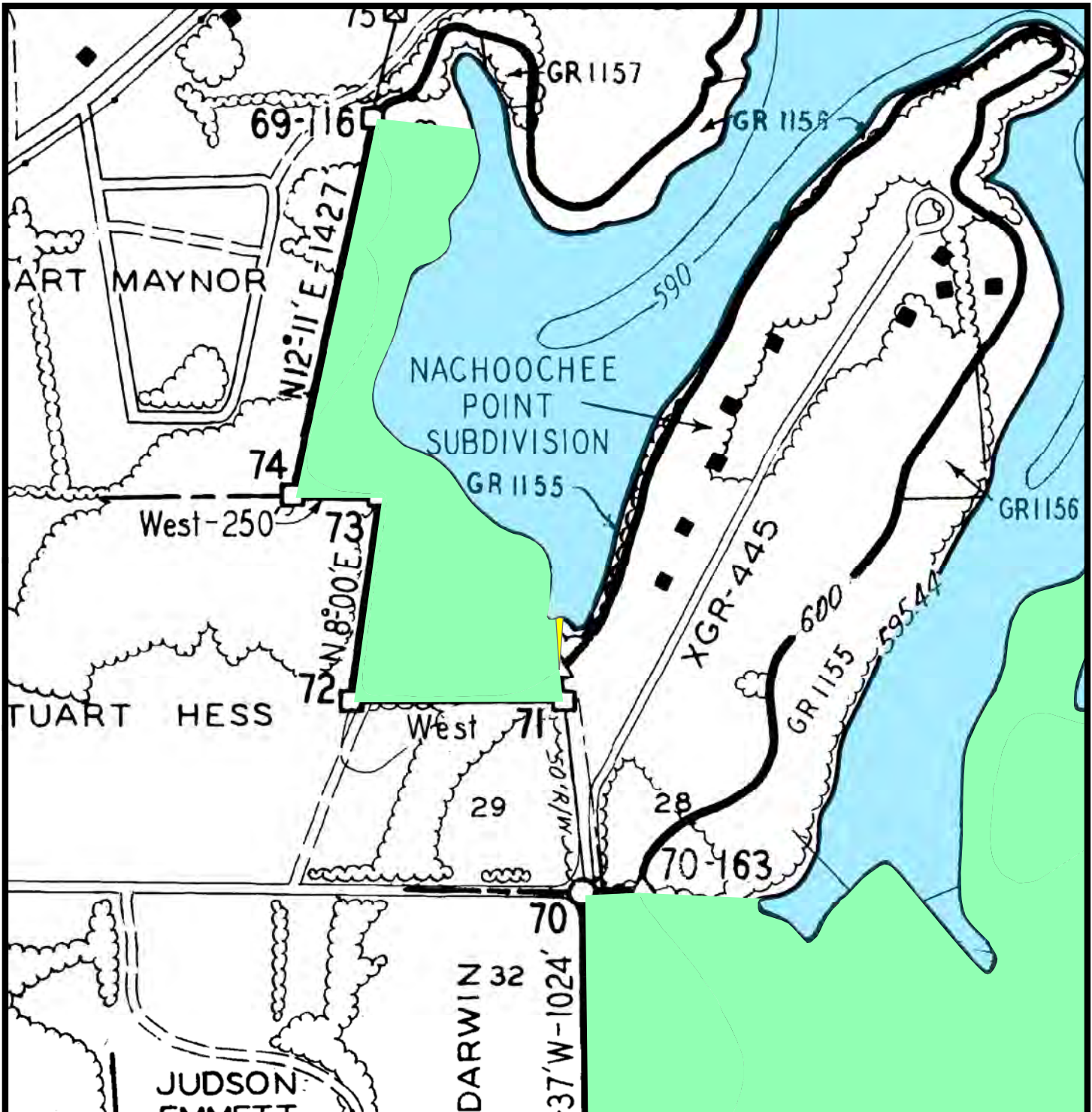
### **General Information about Guntersville Reservoir**

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall Counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### **Guntersville Parcel 133 (XGR-133PT2) and Parcel 133a (XGR-133aPT2)**

XGR-133PT2 (645.96 acres) is located in Jackson County, Alabama, along the right bank of Mud Creek at creek mile 2. In the 2001 Guntersville RLMP, Parcel 133 (XGR-133PT2) was allocated as Zone 4 (Natural Resource Conservation). However, an approximate 0.03-acre portion of XGR-133PT2 should have been designated as Zone 7 (Shoreline Access), also known as "Residential Access," because that portion has been granted the right of ingress and egress from Guntersville Lake. In order to resolve the potential land use conflict with the allocation to "Natural Resource Conservation", which does not allow for private water use facilities, the 0.03-acre portion was changed to "Residential Access" and designated as Parcel 133a (XGR-133aPT2). XGR-133PT2 now consists of 645.93 acres and remains allocated as "Natural Resource Conservation."





### Exhibit Map

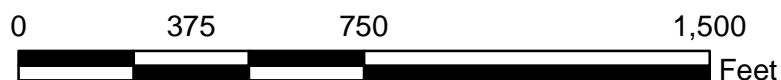
## Proposed Allocation Change Jackson County, Alabama XGR-133PT2 and XGR-133aPT2 Mud Creek Mile 2R

- XGR-133PT2 - Area To Remain Zone 4 (Approximately 645.93 Acres)
- XGR-133aPT2 - Area To Be Reallocated to Zone 7 (Approximately 0.03 Acres)

Map Reference:  
D-Stage: 70  
Quad: 96NW



Natural Resources



Guntersville Reservoir

October 22, 2015



## **Guntersville Reservoir Land Management Plan Allocation Change – XGR-136PT2 and XGR-136bPT2**

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### **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. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress 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 egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville Plan Tract No. XGR-136PT2 (Parcel 136) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are available at [www.tva.com/landplanzones](http://www.tva.com/landplanzones).

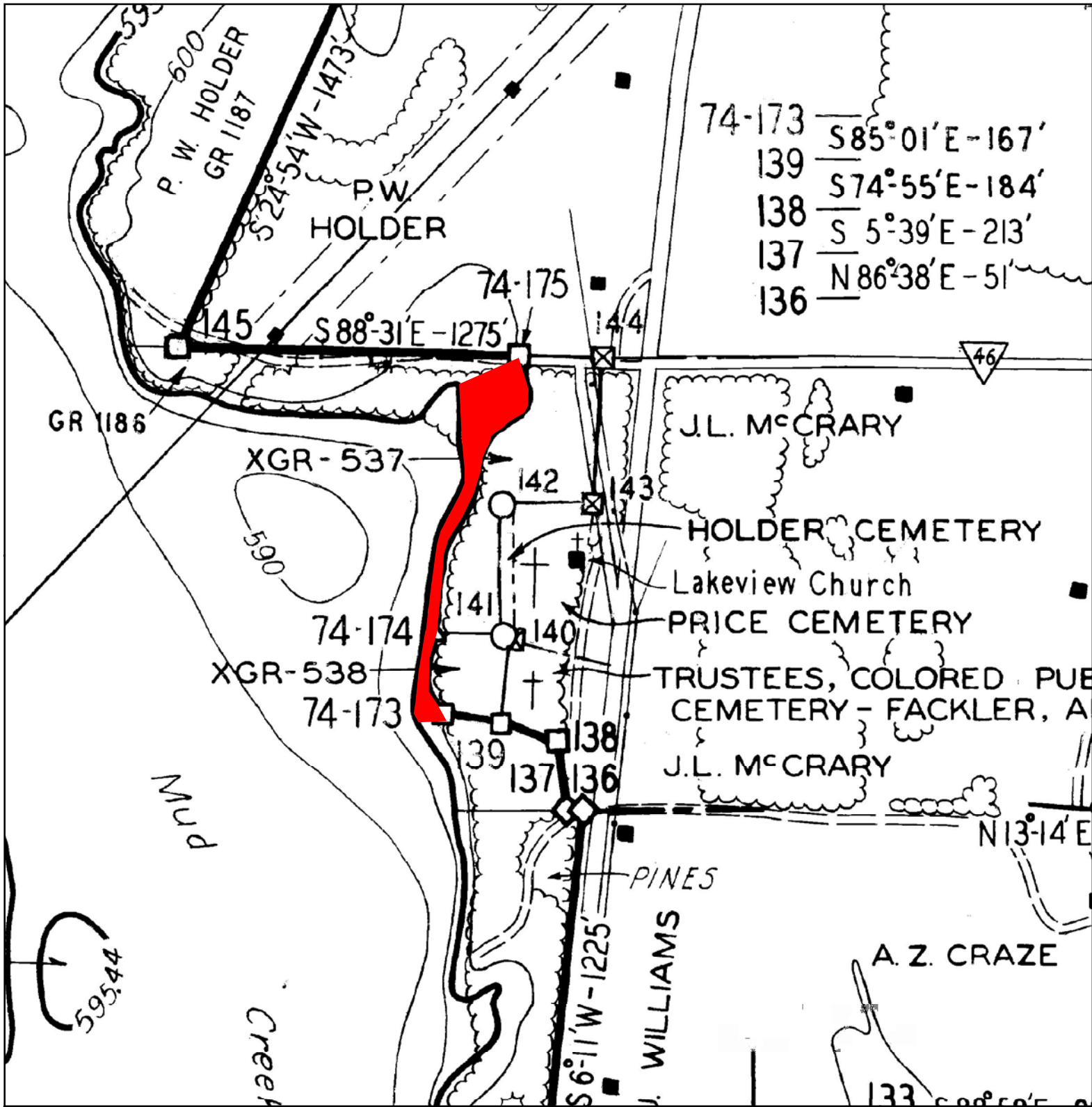
### **General Information about Guntersville Reservoir**

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### **Guntersville Parcel 136 (XGR-136PT2) and Parcel 136b (XGR-136PT2)**

XGR-136PT2 (3,944.66) is located in Jackson County, Alabama, along the right descending bank of TRM 394.5. In the 2001 RLMP, XGR-136PT2 was allocated for "Natural Resource Conservation." However, XGR-136PT2 fronts two parcels of former TVA land (XGR-537 and XGR-538), which TVA sold with the right of ingress and egress over the adjoining land to the waters of the lake. In order to resolve the potential conflict from the 2001 RLMP allocation, approximately 1.70 acres of XGR-136PT2 with 1,018 feet of shoreline is designated as "Shoreline Access" (new Parcel 136b) and requests for private water use facilities will be considered. The remainder of the original XGR-136PT2 reservoir land tract remains designated as "Natural Resource Conservation."






### Exhibit Map

Guntersville Reservoir  
 Land Management Plan  
 Allocation Change  
 Tract No. XGR-136PT2  
 Tennessee River Mile 394.5R

#### Legend

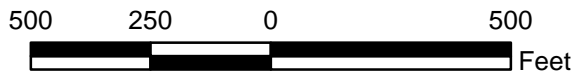
 XGR-136bPT2 to be Re-allocated as Zone 7 (Approx. 1.7 acres)

Map Reference:  
 D-Stage 74  
 Quad - 95SW



Land and Water Stewardship

December 17, 2009







## Guntersville Reservoir Land Management Plan Allocation Change – XGR-167PT2 and XGR-167aPT2

### Reservoir Land Planning Allocation Changes

The *Land Planning* section of the Tennessee Valley Authority's (TVA) Land Policy states that "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." However, in the *Economic Development* and *Recreation* sections of the Land Policy, the Board directed staff to conduct an assessment of lands allocated for industrial and recreational uses in existing reservoir land management plans to determine whether those lands remain suitable for such uses. Although not explicit, the intent of the Land Policy is to allow allocation changes for parcels deemed unsuitable in the assessment for their planned industrial or recreational uses, notwithstanding other limitations on changes to land use designations. After approval of a reservoir land management plan (RLMP) by TVA, all future uses of TVA-managed lands on that reservoir must then be consistent with the allocations within that RLMP. This document addresses the reallocation of a portion of Plan Tract No. XGR-167PT2 (Parcel 167) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are available at [www.tva.com/landplanzones](http://www.tva.com/landplanzones).

### General Information about Guntersville Reservoir

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### Guntersville Parcel 167 (XGR-167PT2) and Parcel 167a (XGR-167aPT2)

XGR-167PT2 (26.33 acres) is located in Marion County, Tennessee, along the right descending bank of TRM 418.6. In 2010, Tennessee Department of Transportation (TDOT) requested an easement over a portion of XGR-167PT2 for infrastructure improvements to the Interstate Highway 24/U.S. Highway 72 interchange. In the 2001 RLMP, XGR-167PT2 was allocated for "Industrial" which does not support the property being used for TDOT's infrastructure project. The assessment of industrial and recreational tracts directed by the TVA Board of Directors in the Land Policy determined that the more suitable use for this tract was for a flood collection point and wetland. This type of use would translate to a "Project Operations" allocation, which is consistent with TDOT's proposed project. Therefore, approximately 26.3 acres of XGR-167PT2 is designated as new Tract No. XGR167aPT2 and is allocated for "Project Operations," and the remainder of the original XGR-167PT2 reservoir land tract remains designated as "Industrial."

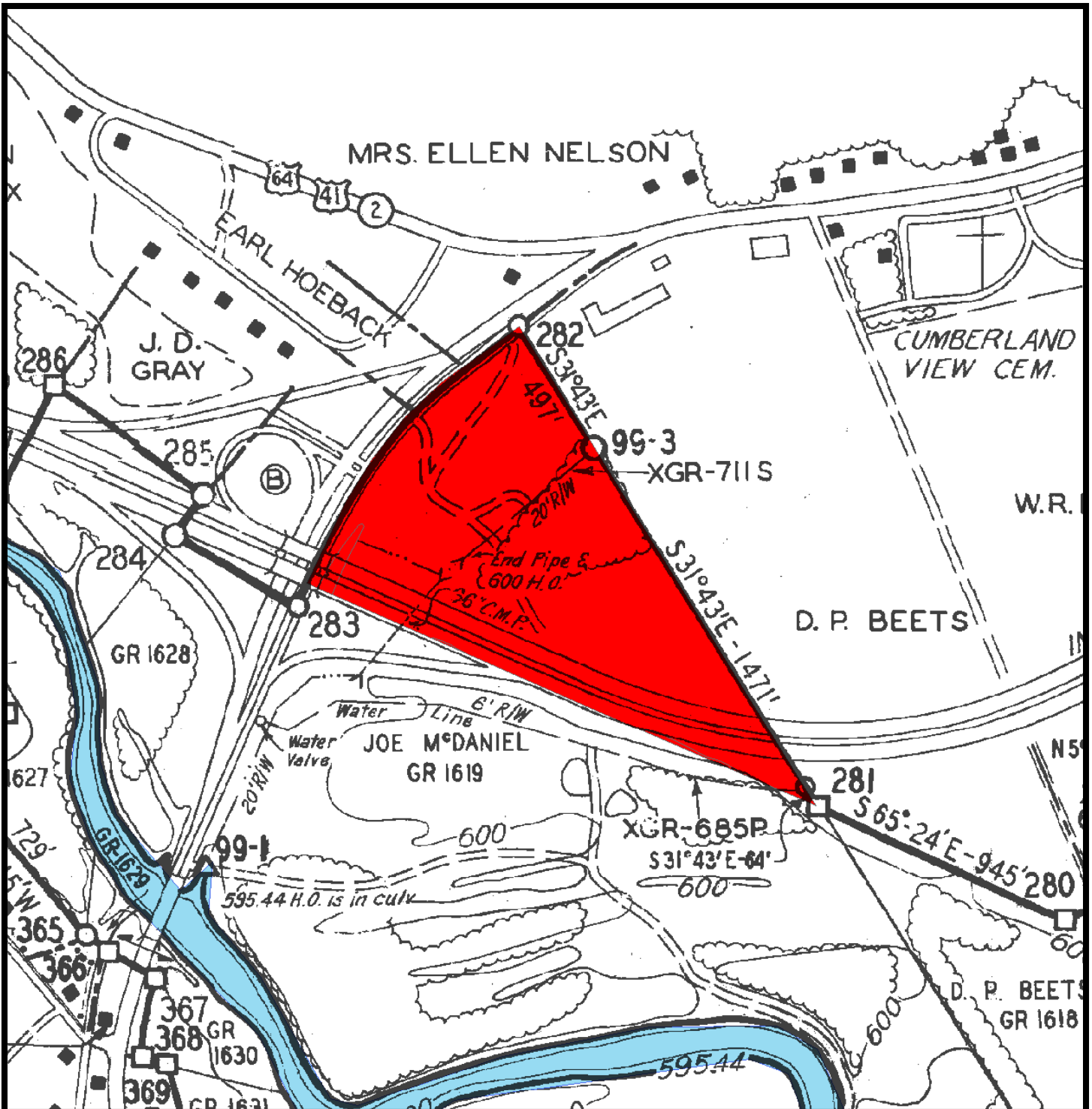



Exhibit Map  
 Guntersville Reservoir  
 Proposed Allocation Change  
 Tennessee Department of Transportation  
 XGR-167PT2  
 TN River Mile 418.6 R

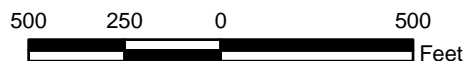
Map Reference:  
 C/D Stage: 99  
 Quad: 100 SW

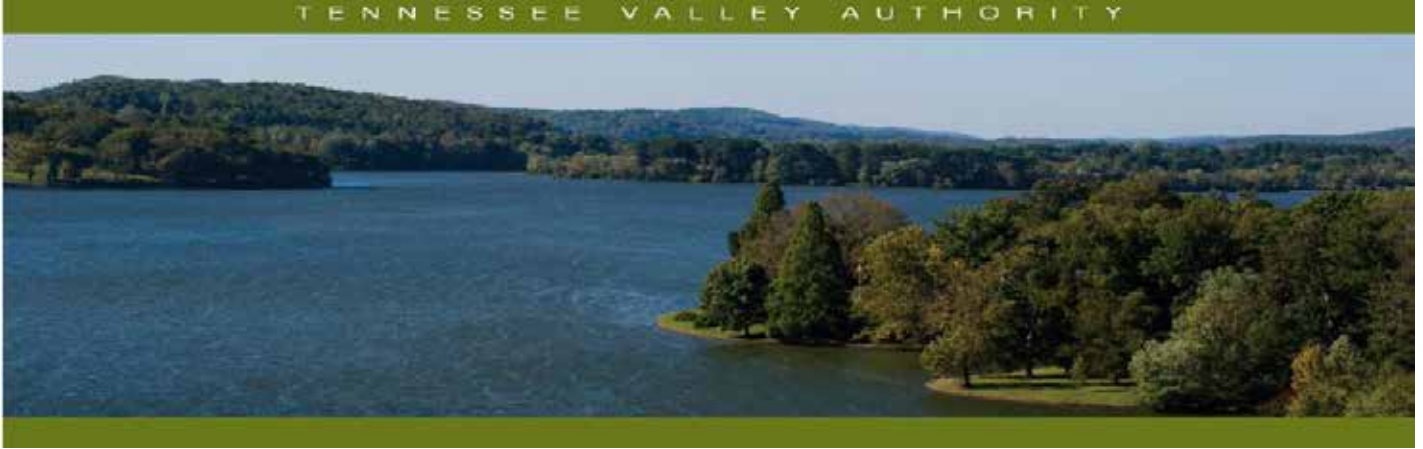


Land and Shoreline  
 Management

March 18, 2010

 Proposed Allocation Change  
 (Approx. 26.3 acres)





## **Guntersville Reservoir Land Management Plan Allocation Change – XGR-188PT2 and XGR-190PT2**

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### **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. Former TVA reservoir property reverts to Zone 1 (Non-TVA Shoreland). This document addresses the reallocation of portions of Parcel 188 and Parcel 190 no longer in TVA's ownership and is considered a supplement to the Guntersville RLMP. Definitions of TVA's land planning allocation zones are available at [www.tva.com/landplanzones](http://www.tva.com/landplanzones).

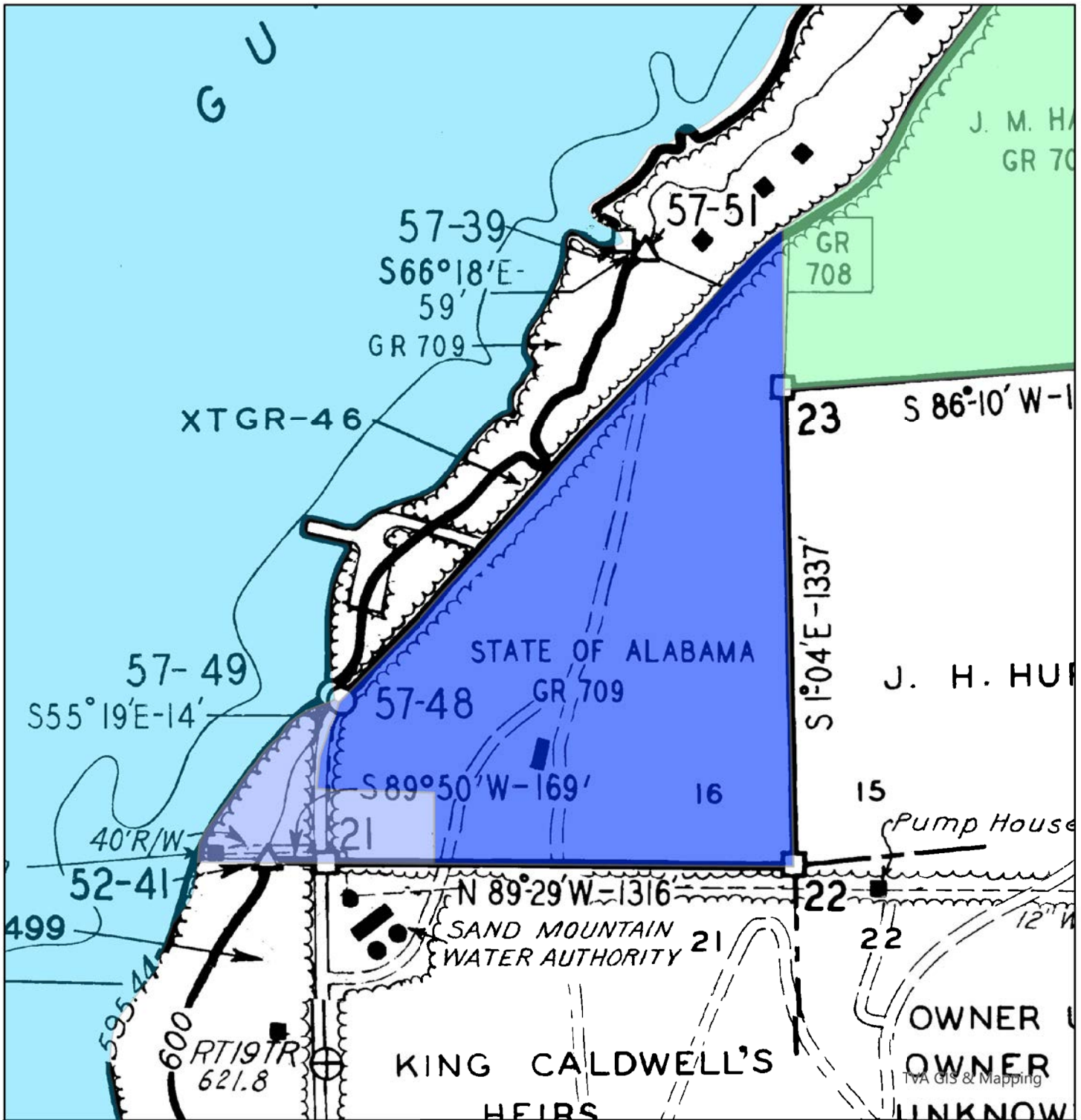
### **General Information about Guntersville Reservoir**

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### **Guntersville Parcel 188 (XGR-188PT2) and Parcel 190 (XGR-190PT2)**

XGR-188PT2 (100.6 acres) and XGR-190PT2 (7.6 acres) are located in Jackson County, Alabama, along the left bank of the Tennessee River at mile 382. In the 2001 Guntersville RLMP, XGR-188PT2 was allocated as Zone 4 (Natural Resource Conservation) and XGR-190PT2 was allocated as Zone 2 (TVA Project Operations). However, TVA disposed of approximately 31.66 acres of that land in 2004. TVA reallocated the land sold at auction to Zone 1 (Non-TVA Shoreland) to reflect the change in ownership. Parcel 188 is now approximately 72.82 acres and remains Zone 4 (Natural Resource Conservation) and Parcel 190 is now approximately 3.72 acres and remains Zone 2 (TVA Project Operations).





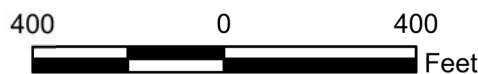
### Exhibit Map

## Proposed Allocation Change Jackson County, Alabama XGR-188PT2 and XGR-190PT2 Tennessee River Mile 382L

Map Reference:  
C/D Stage: 57  
Quad: 89SE



- Area to be Reallocated to Zone 1 (Approx. 31.66 acres)
- XGR-188PT2- Area to Remain Zone 4 (Approx. 72.82 acres)
- XGR-190PT2- Area to Remain Zone 2 (Approx. 3.72 acres)



Guntersville Reservoir

December 12, 2023



## **Guntersville Reservoir Land Management Plan Allocation Change – XGR-216PT2 and XGR-216aPT2**

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### **Reservoir Land Planning Errors**

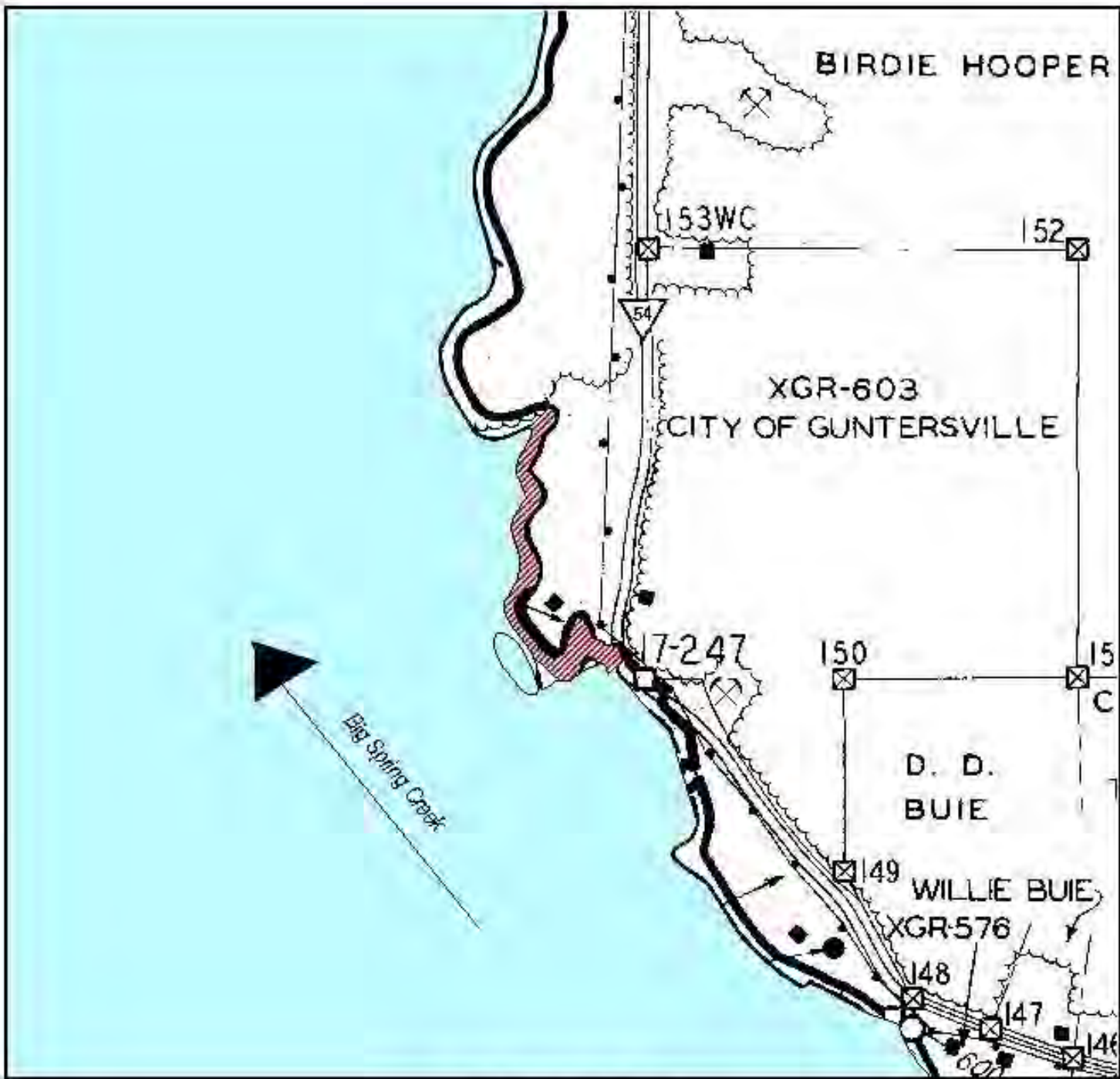
After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), all future uses of TVA-managed lands on that reservoir must then be consistent with the allocations within that RLMP. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress 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 egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville Plan Tract No. XGR-216PT2 (Parcel 216) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are available at [www.tva.com/landplanzones](http://www.tva.com/landplanzones).

### **General Information about Guntersville Reservoir**

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### **Guntersville Parcel 216 (XGR-216PT2) and Parcel 216a (XGR-216aPT2)**


XGR-216PT2 (4.10 acres) is located in Marshall County, Alabama, along the left descending bank of TRM 358.5. In the 2001 RLMP, XGR-216PT2 was allocated for "Industrial/Commercial." However, XGR-216PT2 fronts a parcel of former TVA land, XGR-603, that has been developed for residential use. TVA granted the right of ingress and egress over the adjoining land to the waters of the lake, and the deed does not contain any restrictions otherwise limiting those rights. In order to resolve the potential conflict from the 2001 RLMP allocation, approximately 1.25 acres of XGR-216PT2 (XGR-216aPT2) has been changed to "Shoreline Access" and requests for private water use facilities will be considered. The remainder of the original XGR-216PT2 reservoir land tract remains designated as "Industrial/Commercial."



### Exhibit Map

Guntersville Reservoir  
 Land Management Plan  
 Allocation Change  
 Tract No. XGR-216PT2  
 Tennessee River Mile 359.0L

Map Reference  
 D-Stage 17  
 Quad 838E

 Proposed Allocation Change  
 (Approximately 1.25 Acres)







## Guntersville Reservoir Land Management Plan Allocation Change – XGR-227PT2

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### **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. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress 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 egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville Plan Tract No. XGR-227PT2 (Parcel 227) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are available at [www.tva.com/landplanzones](http://www.tva.com/landplanzones).

### **General Information about Guntersville Reservoir**

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### **Guntersville Parcel 227 (XGR-227PT2 )**

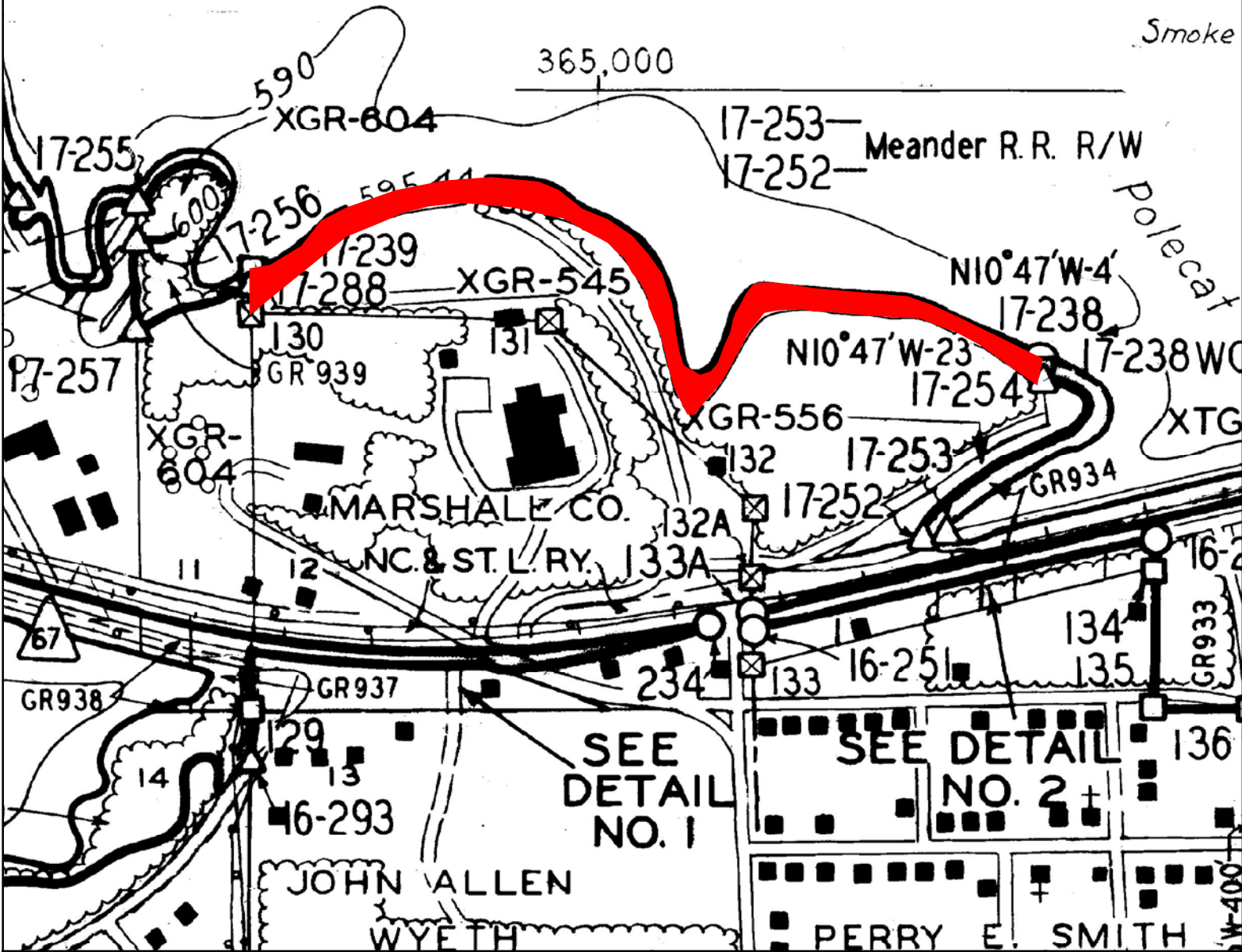
XGR-227PT2 (15.93 acres) is located in Marshall County, Alabama, along the left descending bank of TRM 358.5. In the 2001 RLMP, XGR-227PT2 was allocated for "Industrial/Commercial Development." However, a 3.20-acre portion of this parcel, with 2,622 feet of shoreline, should have been designated as "Non-TVA Shoreland" because TVA has flowage easement rights over this land, but no longer owns the property in fee. The remainder of the original XGR-227PT2 reservoir land tract (12.73 acres) remains designated as "Developed Recreation."

SEE DETAIL  
NO. 1

D. D. MORROW

XGR-5

Smoke




### Exhibit Map

Guntersville Reservoir  
Land Management Plan  
Allocation Change

Tract No. XGR-227PT2  
Tennessee River Mile 358.5L

#### Legend

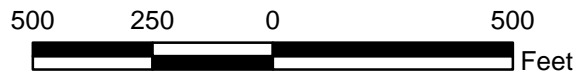
-  Portion of XGR-227PT2 to be Re-allocated as Zone 1 (Non-TVA Shoreland)  
Approx. 3.20 acres

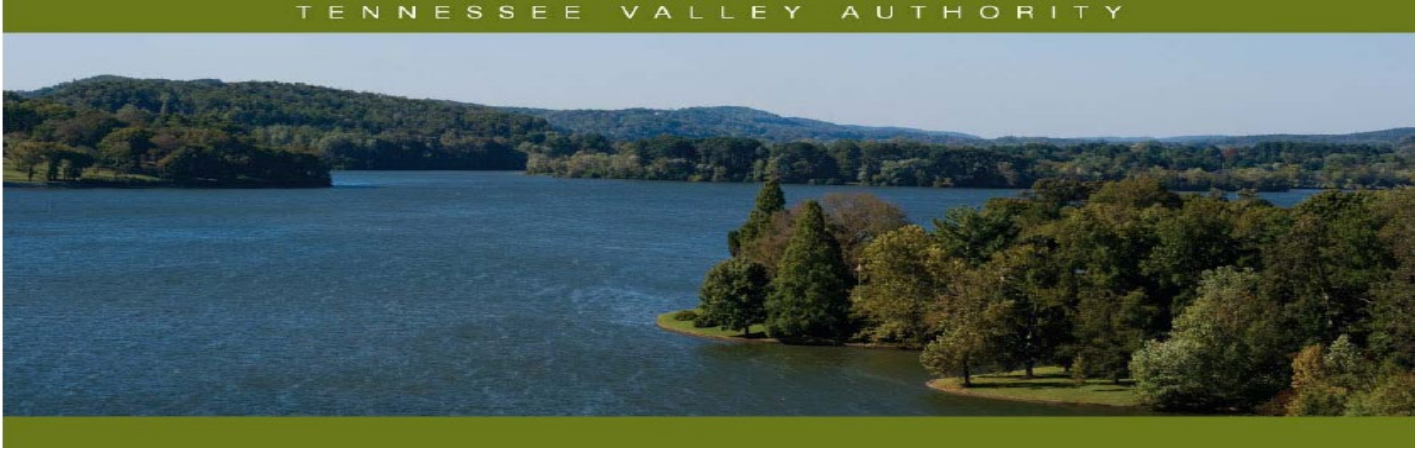
Map Reference:  
D-Stage 17  
Quad - 83SE



Land and Water  
Stewardship

December 17, 2009





## Guntersville Reservoir Land Management Plan Error – XGR-238PT2 and XGR-238aPT2

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### 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. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress 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 egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville RLMP tract XGR-238PT2 (XGR-238PT2) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are located on TVA's Web site, <http://www.tva.com/landplanzones>.

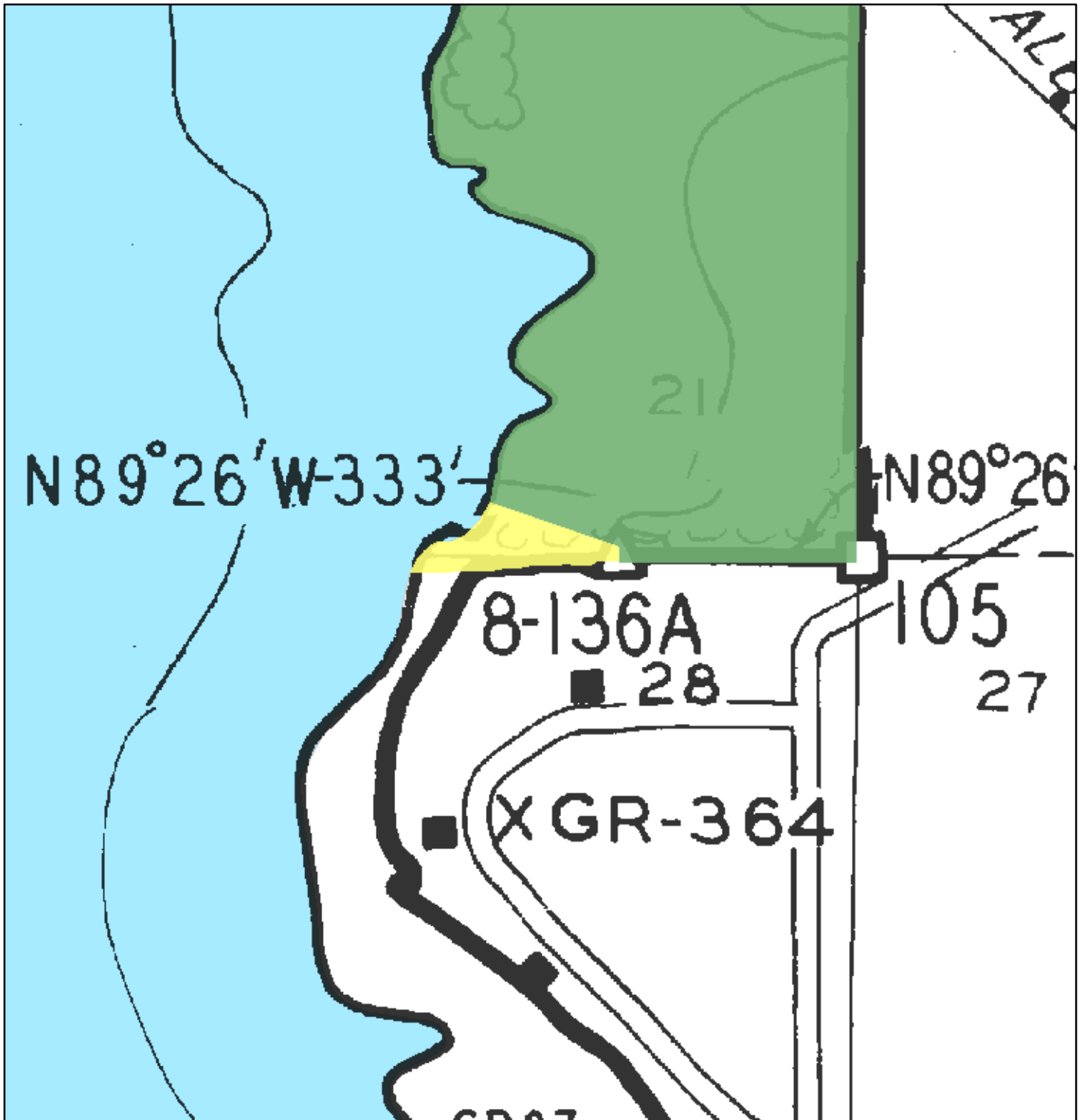
### General Information about Guntersville Reservoir

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### Guntersville Parcel 238 (XGR-238PT2) and Parcel 238a (XGR-238aPT2)

XGR-238PT2 (62.1 acres) is located in Marshall County, Alabama, along the right bank of Big Spring Creek at mile 4.5. In the 2001 Guntersville RLMP, Parcel 238 (XGR-238PT2) was allocated as Zone 4 (Natural Resource Conservation). However, an approximate 0.4-acre portion of XGR-238PT2 should have been designated as Zone 7 (Shoreline Access), also known as "Residential Access," because that portion has been granted the right of ingress and egress from Guntersville Lake. In order to resolve the potential land use conflict with the allocation to "Natural Resource Conservation", which does not allow for private water use facilities, the 0.4-acre portion was changed to "Residential Access" and designated as Parcel 238a (XGR-238aPT2). XGR-238PT2 now consists of 61.7 acres and remains allocated as "Natural Resource Conservation."





ALB

N89°26'W-333'

N89°26'

8-136A

105

28

27

XGR-364

GR-3

### Attachment 1 - Exhibit


### Proposed Allocation Change


Marshall County, Alabama

XGR-238PT2

Big Spring Creek Mile 4.5R

Map Reference:  
Dstage: 8  
Quad: 83SE

 Tract No. XGR-238aPT2 -  
Area To Reallocate to Zone 7  
(Approx. 0.4 acre)

 Tract No. XGR-238PT2 - Area  
To Remain Allocated as Zone 4  
(Approx. 61.7 acres)



Guntersville Reservoir

May 29, 2020



## **Guntersville Reservoir Land Management Plan Allocation Change – XGR-242PT2 and XGR-242aPT2**

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### **Reservoir Land Planning Errors**

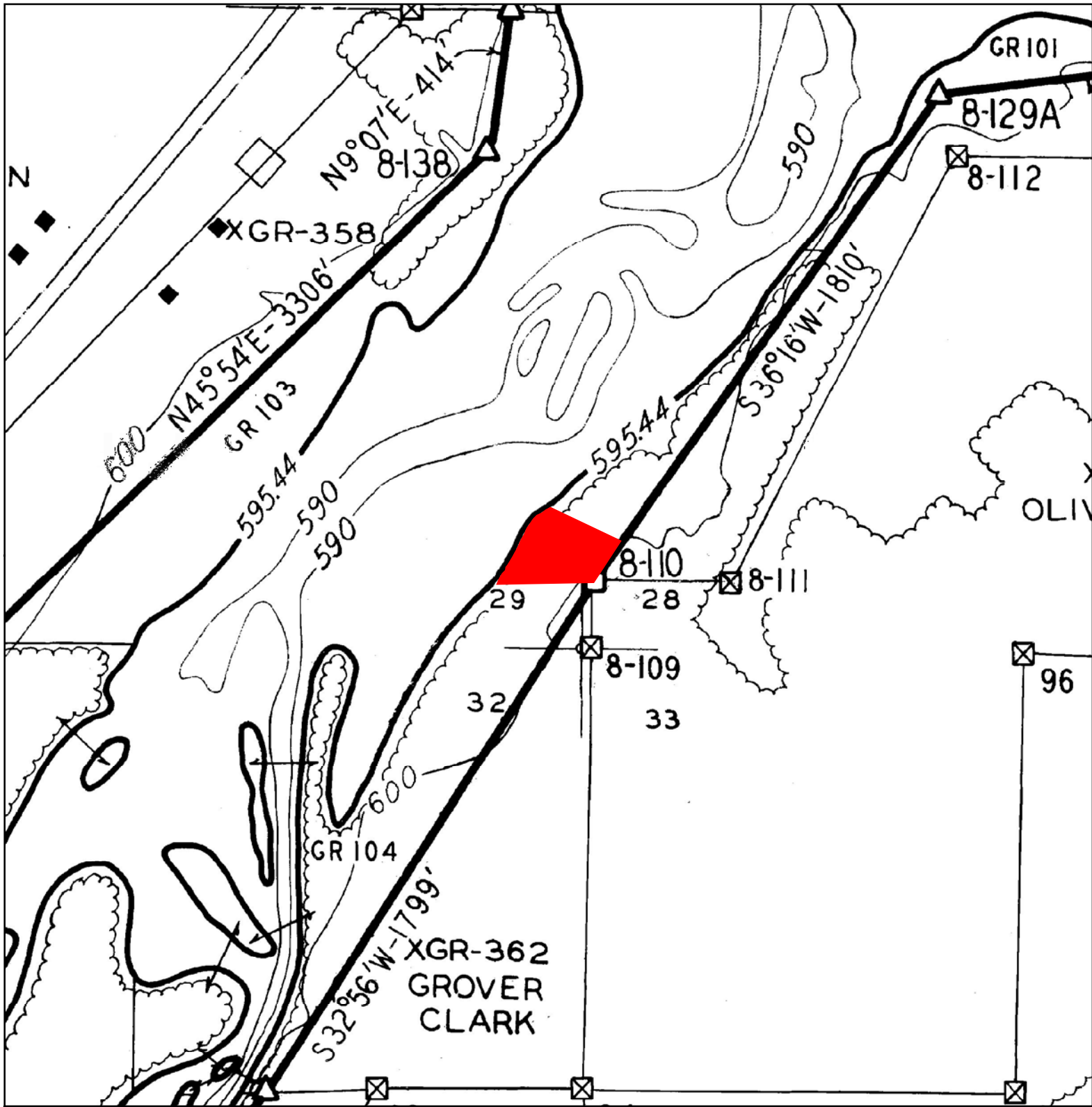
After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), all future uses of TVA-managed lands on that reservoir must then be consistent with the allocations within that RLMP. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress 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 egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville Plan Tract No. XGR-242PT2 (Parcel 242) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are available at [www.tva.com/landplanzones](http://www.tva.com/landplanzones).

### **General Information about Guntersville Reservoir**

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### **Guntersville Parcel 242 (XGR-242PT2) and Parcel 242a (XGR-242aPT2)**


XGR-242PT2 (146.42 acres) is located in Marshall County, Alabama, along the left descending bank of TRM 358.5. In the 2001 RLMP, XGR-242PT2 was allocated for "Sensitive Resource Management." However, XGR-242PT2 fronts a parcel of former TVA land, XGR-363, which TVA sold with the right of ingress and egress over the adjoining land to the waters of the lake. In order to resolve the potential conflict from the 2001 RLMP allocation, approximately 1.10 acres of XGR-242PT2 with 258 feet of shoreline (new XGR-242aPT2) is designated as "Shoreline Access" and requests for private water use facilities will be considered. The remainder of the original XGR-242PT2 reservoir land tract remains designated as "Sensitive Resource Management."



### Exhibit Map

Guntersville Reservoir  
 Land Management Plan  
 Allocation Change  
 Tract No. XGR-242PT2  
 Tennessee River Mile 358.5L

#### Legend

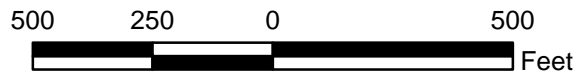
 Portion of XGR-242PT2 to be Re-allocated as Zone 7 (Approx. 1.10 acres)

Map Reference:  
 D-Stage 8  
 Quad - 83SE

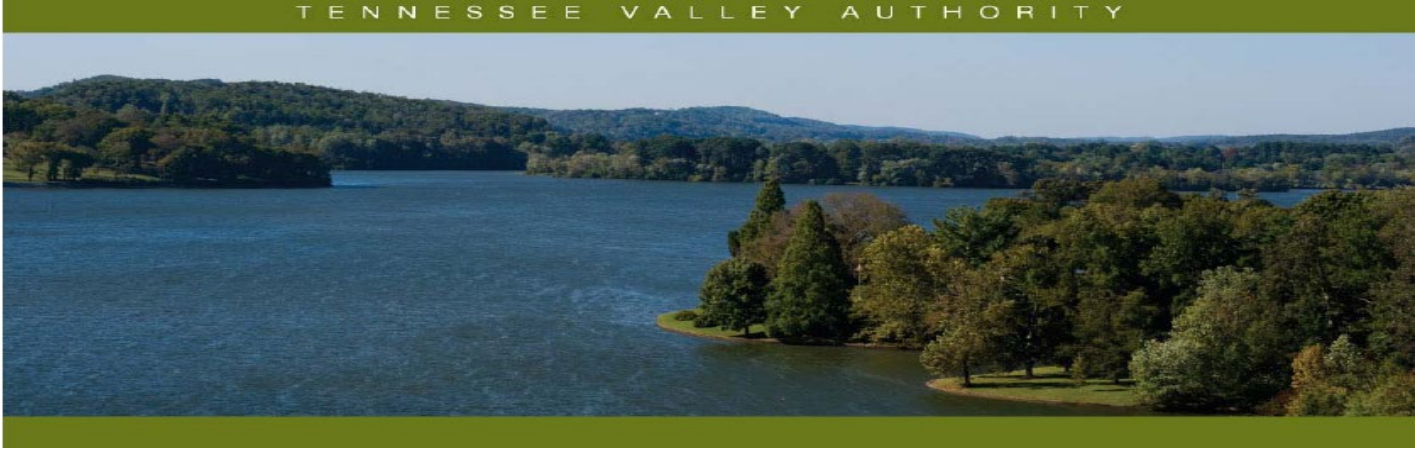


Land and Water  
 Stewardship

December 17, 2009







## **Guntersville Reservoir Land Management Plan Allocation Change – XGR-249PT2 and XGR-249aPT2**

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### **Reservoir Land Planning Allocation Change**

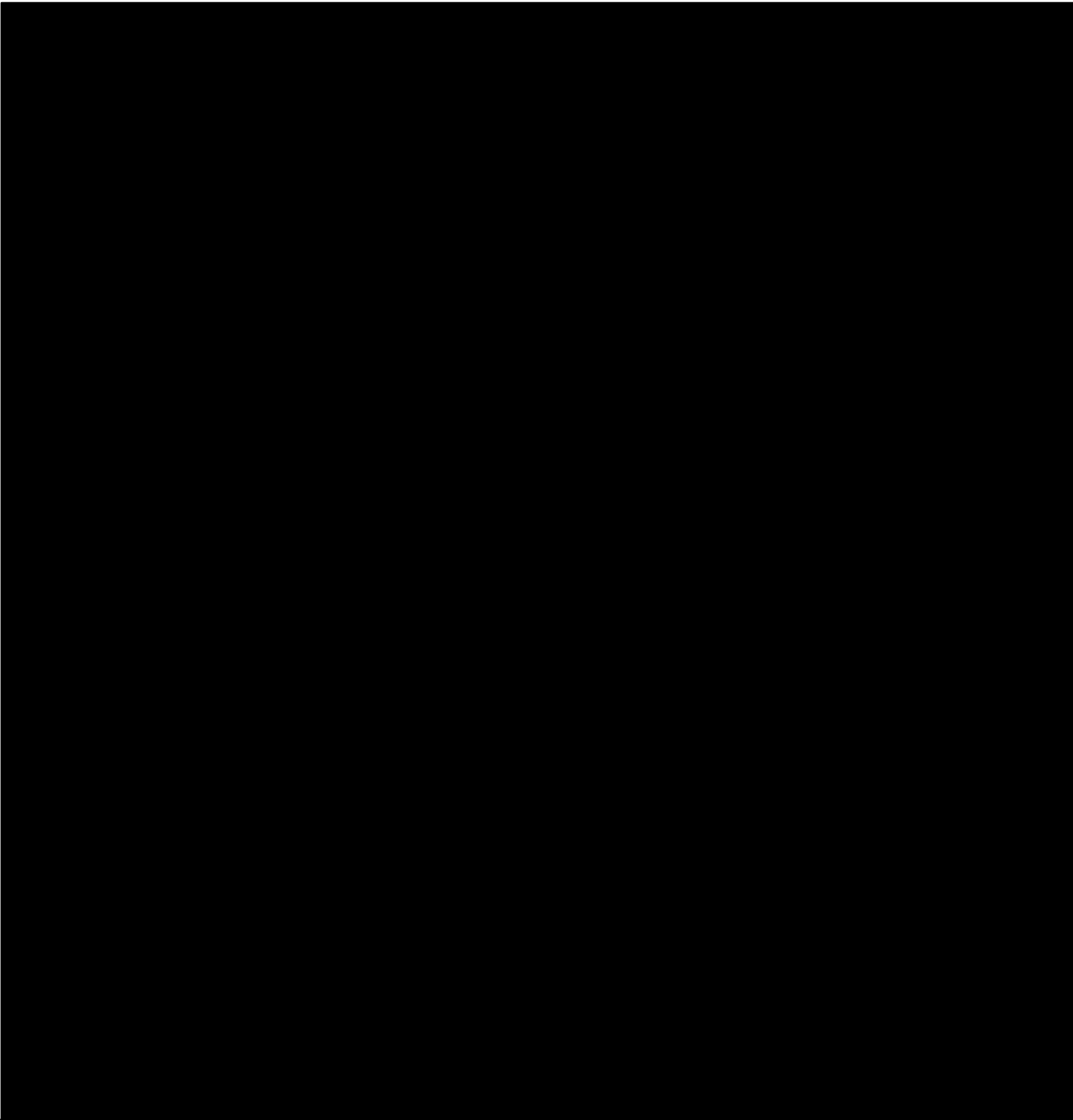
After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must then be consistent with the land use allocations within that RLMP. Certain TVA reservoir land tracts have land management zone based on the backlying 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 Guntersville RLMP Tract No. XGR-249PT2 (Parcel 249a) and is considered a supplement to the 2001 Guntersville RLMP. Definitions of TVA's land planning allocation zones are available at <https://www.tva.com/landplanzones>.

### **General Information about Guntersville Reservoir**

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall Counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### **Guntersville Parcel 249 (XGR-249PT2) and Parcel 249a (XGR-249aPT)**

XGR-249PT2 (6.1 acres) is located in Marshall County along the left descending bank of Tennessee River mile 358.1. In the 2001 Guntersville RLMP, XGR-249PT2 was allocated as Zone 5 (Industrial) for existing barge terminals. One of the backlying properties (TVA sales tract XGR-602) was restricted to industrial use only by the deed. In response to a request from the owner of a portion of XGR-602 to use the property for recreational purposes, TVA granted a deed modification to allow for other uses. In order to resolve the potential land use conflict with the "Industrial" allocation, which does not allow for recreational uses, a 0.49-acre portion of the 6.1 acre parcel has been modified as new Parcel 249a (XGR-249aPT2) and the land use allocation has changed from "Industrial" to Zone 6 (Developed Recreation). New Parcel 249a has approximately 580 linear feet of shoreline and the "Developed Recreation" allocation reflects the deeded access rights of ingress and egress across TVA shoreline property of the backlying property owners. Requests for private water use facilities would not be considered on Parcel 249a. The remainder of XGR-249PT (5.61 acres) continues to be allocated as "Industrial."



Tract no. XGR-249aPT2 -  
Area To Reallocate to  
Zone 6  
(Approx. 0.49 acre)



Tract no. XGR-249PT2 -  
Area to Remain Allocated  
as Zone 5  
(Approx. 5.61 acres)

Guntersville Reservoir

**Exhibit Map**  
**Proposed Allocation Change**  
**Marshall County, Alabama**  
**XGR-249PT2 and XGR-249aPT2**  
**Tennessee River Mile 358.1**

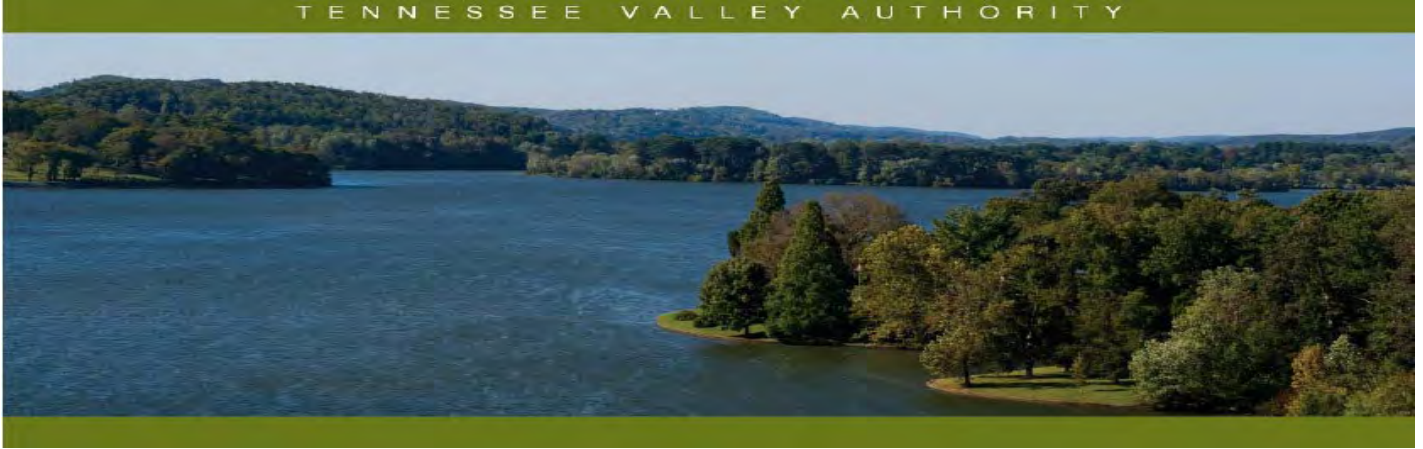


Map Reference:  
Dstage: 125  
Quad: 83SE



Natural  
Resources

March 27, 2020



## Guntersville Reservoir Land Management Plan Error – XGR-253PT2 and XGR-253aPT2

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### 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. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress 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 egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville RLMP tract XGR-253PT2 (XGR-253PT2) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are located on TVA's Web site, <http://www.tva.com/environment/reports/nrp/index.htm>.

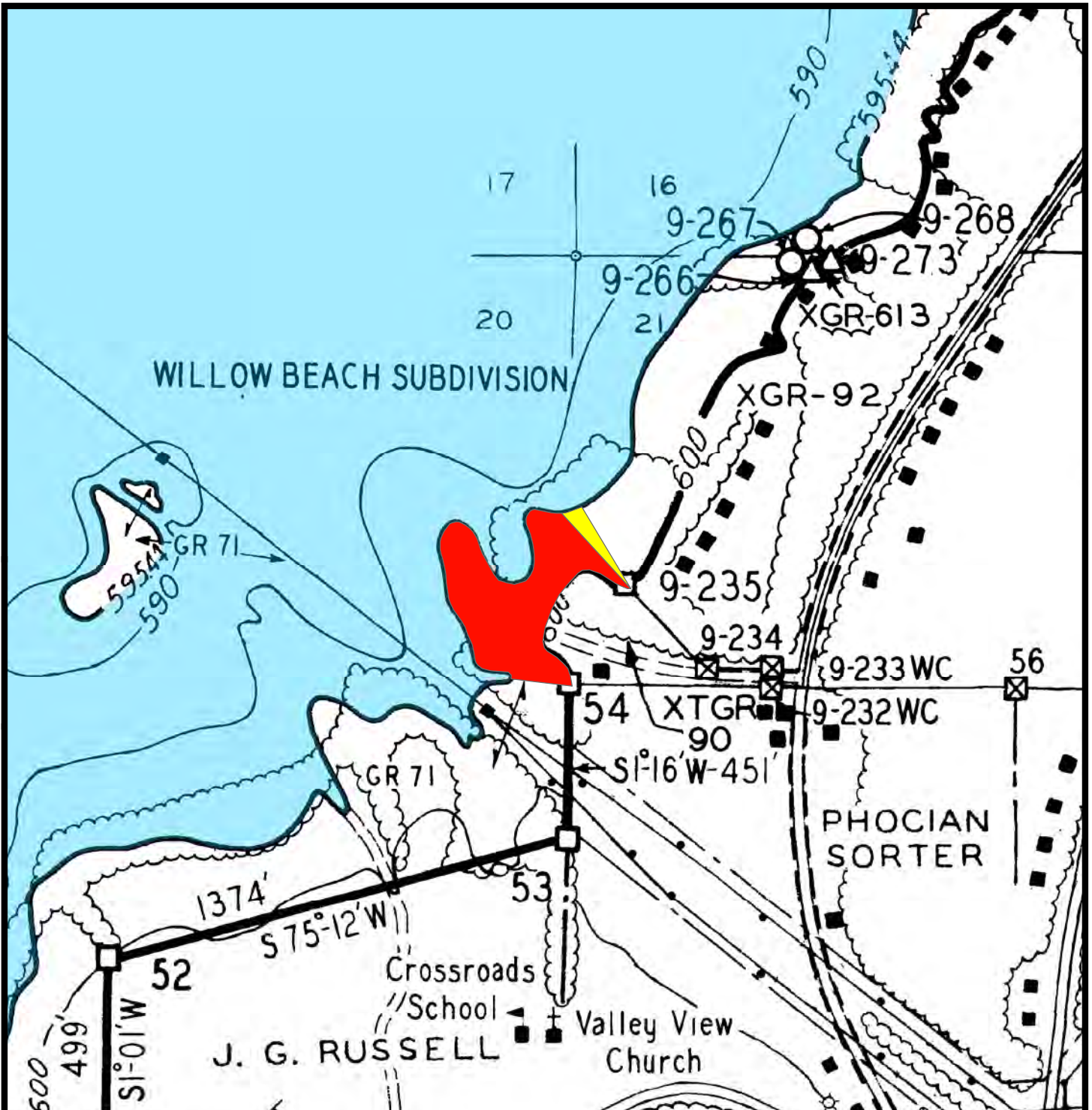
### General Information about Guntersville Reservoir

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall Counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### Guntersville Parcel 253 (XGR-253PT2) and Parcel 253a (XGR-253aPT2)

XGR-253PT2 (3.08 acres) is located in Marshall County, Alabama, along the right bank of Browns Creek at creek mile 2.5. In the 2001 Guntersville RLMP, Parcel 253 (XGR-253PT2) was allocated as Zone 6 (Developed Recreation). However, an approximate 0.18-acre portion of XGR-253PT2 should have been designated as Zone 7 (Shoreline Access), also known as "Residential Access," because that portion has been granted the right of ingress and egress from Guntersville Lake and is located adjacent to Willow Beach Subdivision. In order to resolve the potential land use conflict with the allocation to "Developed Recreation", which does not allow for private water use facilities, the 0.18-acre portion was changed to "Residential Access" and designated as Parcel 253a (XGR-253aPT2). XGR-253PT2 now consists of 2.90 acres and remains allocated as "Developed Recreation."





## Exhibit Map

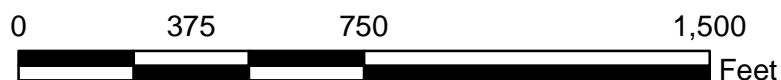
### Proposed Allocation Change Marshall County, Alabama XGR-253PT2 and XGR-253aPT2 Browns Creek Mile 2.5R

- XGR-253PT2 - Area To Remain Zone 6 (Approximately 2.90 Acres)
- XGR-253aPT2 - Area To Be Reallocated to Zone 7 (Approximately 0.18 Acres)

Map Reference:  
D-Stage: 9  
Quad: 83SE



Natural Resources



Guntersville Reservoir

October 22, 2015



## Guntersville Reservoir Land Management Plan Allocation Change – XGR-273PT2

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### **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. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress 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 egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville Plan Tract No. XGR-273PT2 (Parcel 273) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are available at [www.tva.com/landplanzones](http://www.tva.com/landplanzones).

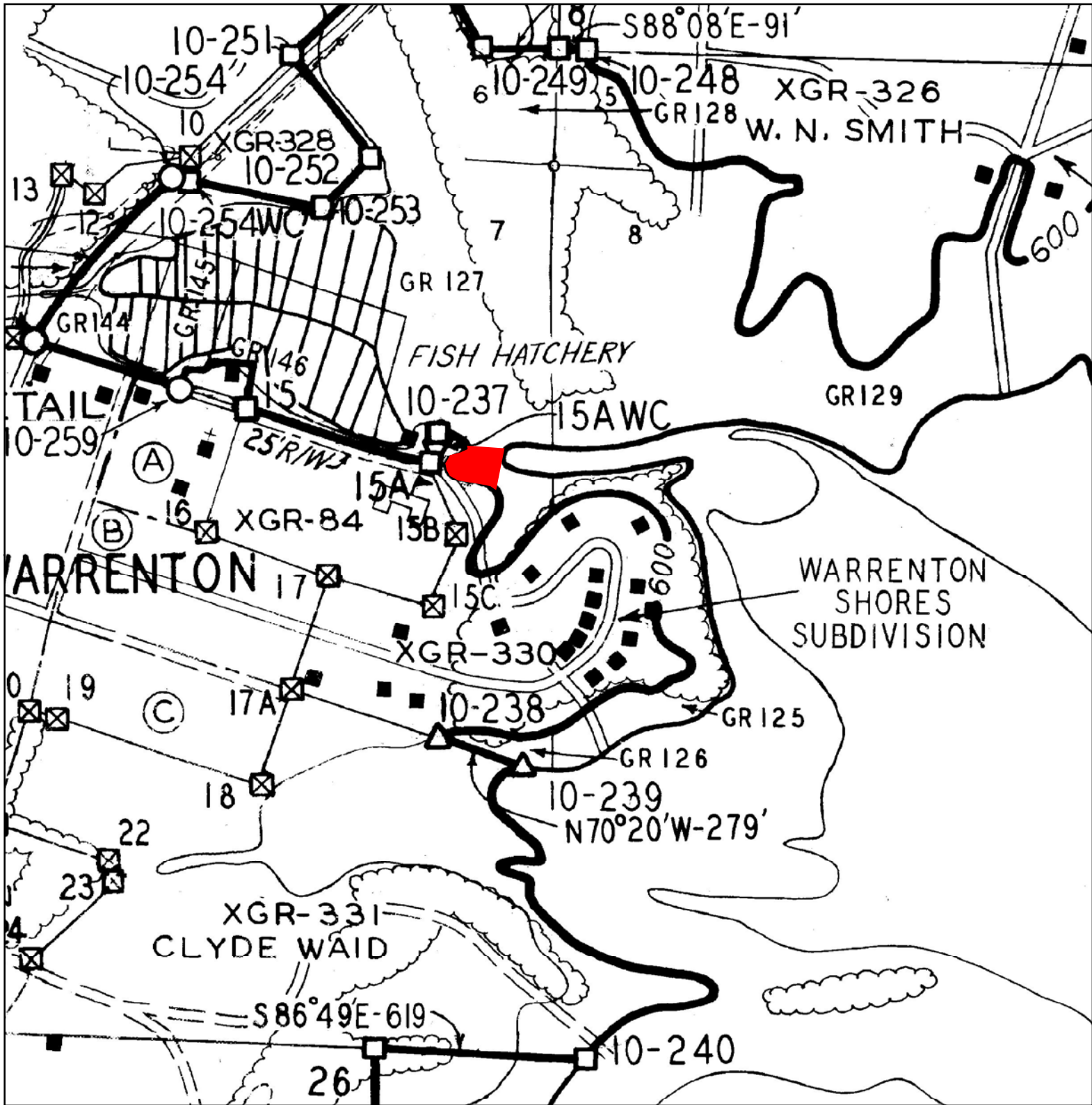
### **General Information about Guntersville Reservoir**

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### **Guntersville Parcel 273 (XGR-273PT2) and Parcel 273a (XGR-273aPT2)**

XGR-273PT2 (43.31 acres) is located in Marshall County, Alabama, along the left descending bank of TRM 356.3. In the 2001 RLMP, XGR-273PT2 was allocated for "Natural Resource Conservation." However, XGR-273PT2 fronts a parcel of former TVA land, XGR-330, which TVA sold with the right of ingress and egress over the adjoining land to the waters of the lake. In order to resolve the potential conflict from the 2001 RLMP allocation, approximately 0.40 acre of XGR-273PT2 with 63 feet of shoreline (new XGR-273aPT2) is designated as "Shoreline Access" and requests for private water use facilities will be considered. The remainder of the original XGR-273PT2 reservoir land tract remains designated as "Natural Resource Conservation."






### Exhibit Map

Guntersville Reservoir  
 Land Management Plan  
 Allocation Change  
 Tract No. XGR-273PT2  
 Tennessee River Mile 356.3L

**Legend**

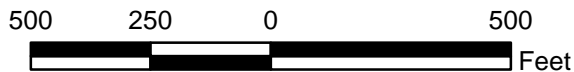
 Portion of XGR-273PT2 to be Re-allocated as Zone 7 (Approx. 0.40 acre)

Map Reference:  
 D-Stage 10  
 Quad - 83SE

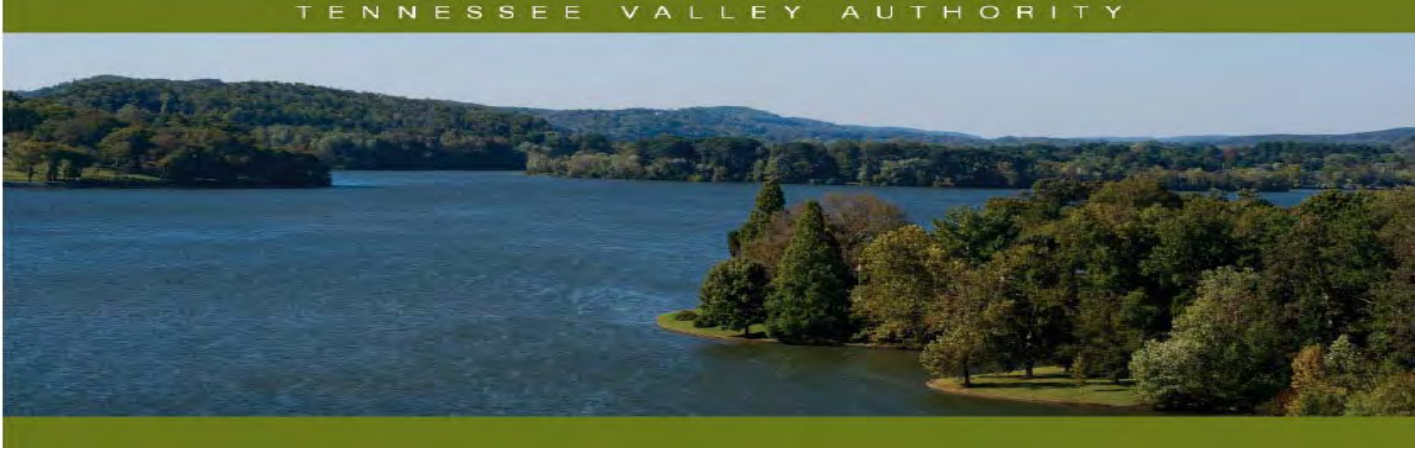


Land and Water  
 Stewardship

December 17, 2009







## **Guntersville Reservoir Land Management Plan Error – XGR-273PT2 and XGR-273bPT2**

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### **Reservoir Land Planning Errors**

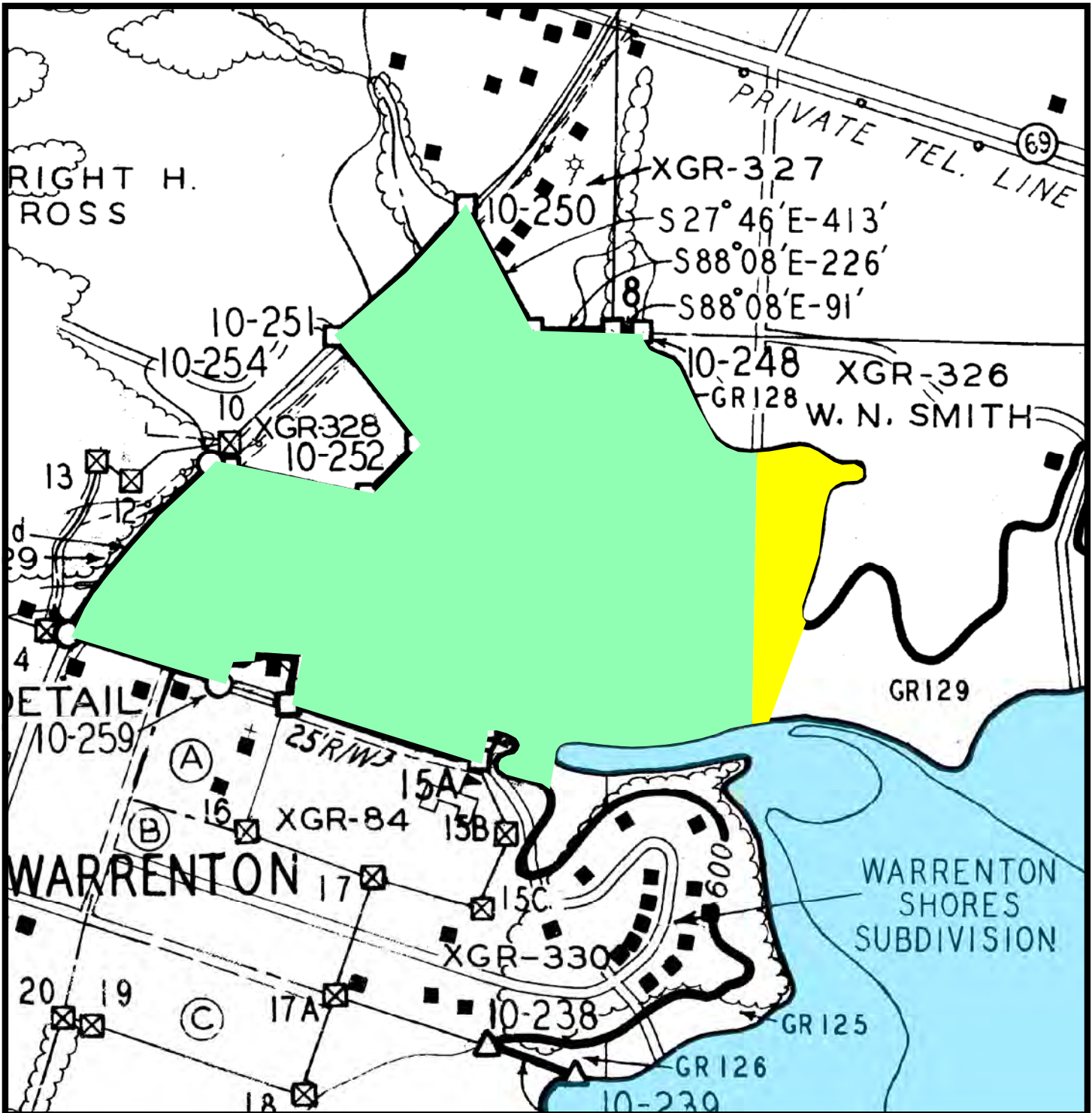
After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), all future uses of TVA-managed lands on that reservoir must then be consistent with the allocations within that RLMP. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress 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 egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville RLMP tract XGR-273PT2 (Parcel 273) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are located on TVA's Web site, <http://www.tva.com/environment/reports/nrp/index.htm>.

### **General Information about Guntersville Reservoir**

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall Counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### **Guntersville Parcel 273 (XGR-273PT2) and Parcel 273b (XGR-273bPT2)**

XGR-273PT2 (42.90 acres) is located in Marshall County, Alabama, along the right bank of Browns Creek at creek mile 1.3. In the 2001 Guntersville RLMP, Parcel 273 (XGR-273PT2) was allocated as Zone 4 (Natural Resource Conservation). However, an approximate 2.86-acre portion of XGR-273PT2 should have been designated as Zone 7 (Shoreline Access), also known as "Residential Access," because that portion has been granted the right of ingress and egress from Guntersville Lake. In order to resolve the potential land use conflict with the allocation to "Natural Resource Conservation", which does not allow for private water use facilities, the 2.86-acre portion was changed to "Residential Access" and designated as Parcel 273b (XGR-273bPT2). XGR-273PT2 now consists of 40.45 acres and remains allocated as "Natural Resource Conservation."



### Exhibit Map

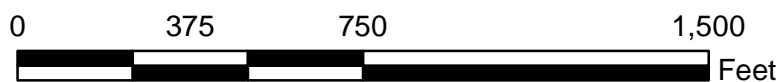
Proposed Allocation Change  
 Marshall County, Alabama  
 XGR-273PT2 and XGR-273bPT2  
 Browns Creek Mile 1.3R

- XGR-273PT2 - Area To Remain Zone 4 (Approximately 40.45 Acres)
- XGR-273bPT2 - Area To Be Reallocated to Zone 7 (Approximately 2.86 Acres)

Map Reference:  
 D-Stage: 10  
 Quad: 83SE

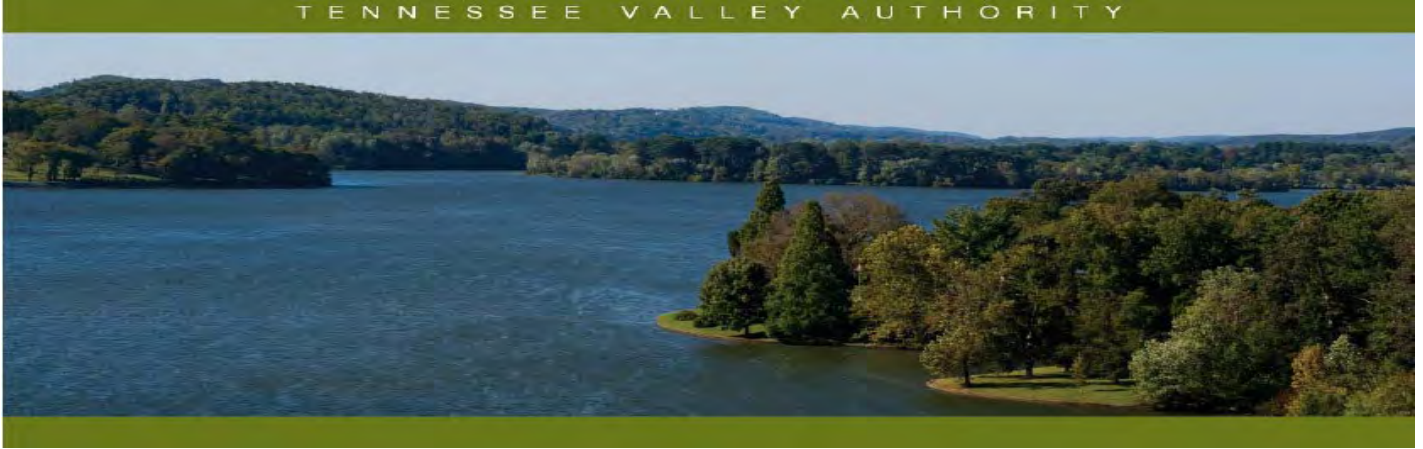


Natural Resources



Guntersville Reservoir

October 22, 2015



## **Guntersville Reservoir Land Management Plan Error – XGR-279PT2 and XGR-279aPT2**

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### **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. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress 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 egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville RLMP tract XGR-279PT2 (Parcel 279) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are located on TVA's Web site, <http://www.tva.com/environment/reports/nrp/index.htm>.

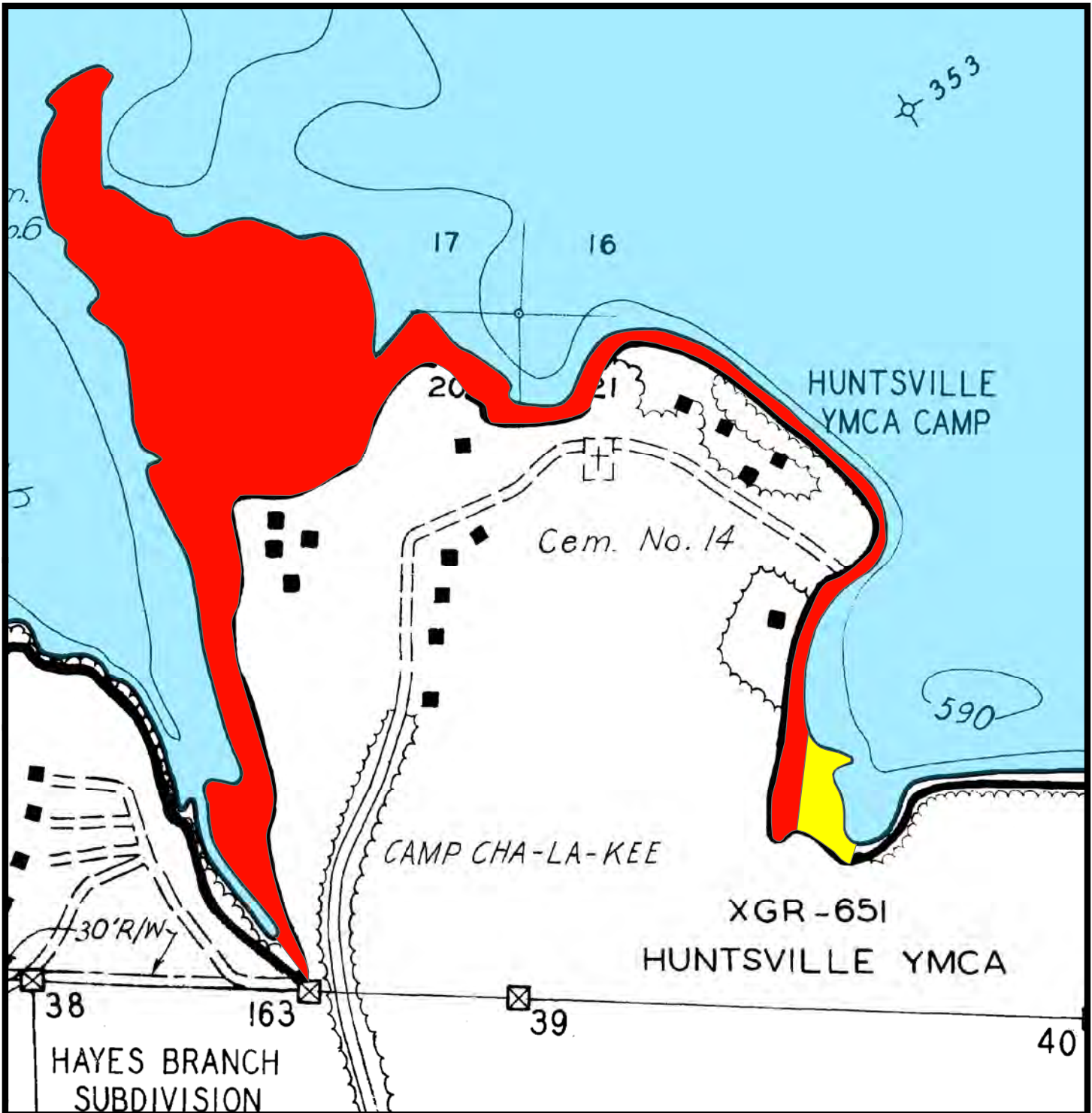
### **General Information about Guntersville Reservoir**

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall Counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### **Guntersville Parcel 279 (XGR-279PT2) and Parcel 279a (XGR-279aPT2)**

XGR-279PT2 (22.09 acres) is located in Marshall County, Alabama, along the left bank of the Tennessee River at TRM 354.4. In the 2001 Guntersville RLMP, Parcel 279 (XGR-279PT2) was allocated as Zone 6 (Developed Recreation). However, an approximate 0.78-acre portion of XGR-279PT2 should have been designated as Zone 7 (Shoreline Access), also known as "Residential Access," because that portion has been granted the right of ingress and egress from Guntersville Lake and is located adjacent to Walker Point Subdivision. In order to resolve the potential land use conflict with the allocation to "Developed Recreation," which does not allow for private water use facilities, the 0.78-acre portion was changed to "Residential Access" and designated as Parcel 279a (XGR-279aPT2). XGR-279PT2 now consists of 21.31 acres and remains allocated as "Developed Recreation."





### Exhibit Map

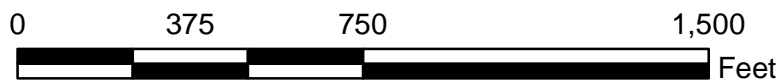
Proposed Allocation Change  
 Marshall County, Alabama  
 XGR-279PT2 and XGR-279aPT2  
 Tennessee River Mile 354.4L

- XGR-279PT2 - Area To Remain Zone 6 (Approximately 21.31 Acres)
- XGR-279aPT2 - Area To Be Reallocated to Zone 7 (Approximately 0.78 Acres)

Map Reference:  
 D-Stage: 12  
 Quad: 83NE



Natural Resources



Guntersville Reservoir

October 22, 2015