

Hiwassee Reservoir

Mountain Reservoirs Land Plan - Summary of Allocation Changes

Land use allocation changes on Hiwassee Reservoir that have occurred since the 2009 Mountain Reservoirs Land Management Plan (RLMP) was completed are summarized below:

Parcel & Tract No.	2009 Mountain RLMP		Allocation Change Description ²	Justification ³
	Allocation ¹	Acres		
Parcel 8 (XFBR-8PT)	Zone 6	N/A ⁴	<ul style="list-style-type: none"> Entirety of parcel reallocated to Zone 4 due to lack of rights for commercial recreation operation (lack of USFS Special Use Permit) 	Administrative Error
Parcel 9 (XFBR-9PT)	Zone 4	N/A ⁴	<ul style="list-style-type: none"> 750' of shoreline reallocated to Zone 6 to reflect USFS Special Use Permit in existence at time of land plan allowing for commercial recreation operation. Remainder of Parcel 9 shoreline remains allocated for Zone 4 	Administrative Error
Parcel 24 (XFBR-24PT)	Zone 2	2.4	<ul style="list-style-type: none"> 0.12 acres changed to Zone 6 (new Parcel 24a) Parcel 24 is now 2.28 acres and remains Zone 2 	Administrative Error
Parcel 46 (XFBR-46PT)	Zone 3	17.2	<ul style="list-style-type: none"> 6.44 acres changed to Zone 6 (new Parcel 46a) Parcel 46 is now 10.76 acres and remains Zone 3 	Administrative Error
Parcel 48 (XFBR-48PT)	Zone 2	4.3	<ul style="list-style-type: none"> 1.69 acres changed to Zone 6 (new Parcel 48a) Parcel 48 is now 2.55 acres and remains Zone 2 	Administrative Error
Parcel 48 (XFBR-48PT)	Zone 2	4.3	<ul style="list-style-type: none"> 0.06-acre portion of parcel reallocated to Zone 1 to reflect Section 31 sale of property to resolve an encroachment Parcel 48 is now 4.24 acres remains Zone 2 	Land Policy

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

² More information is available below - the fact sheets for the allocation changes described in the table above are considered a supplement to the Hiwassee Reservoir portion of the 2009 Mountain RLMP.

Land Use Allocation Changes

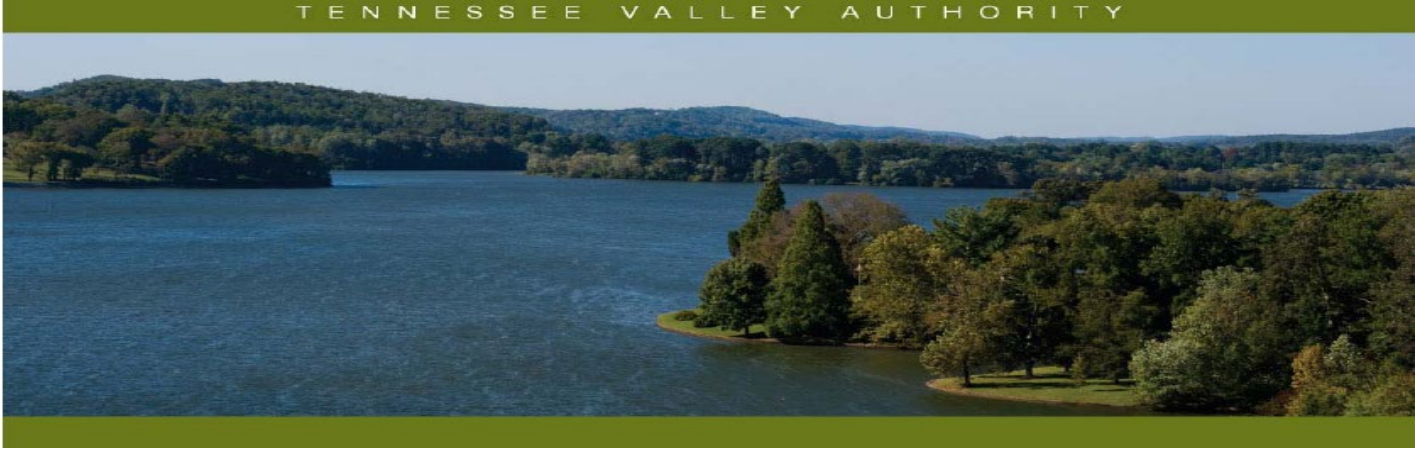
After approval of a [reservoir land management plan](#) by TVA, all future uses of TVA-managed lands on that reservoir must then be consistent with the allocations within that RLMP.

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

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

⁴Acreage not calculated at time of land plan. Backlying land transferred to the United States Forest Service.

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



Mountain Reservoirs Land Plan Allocation Change – Hiwassee – XFBR-8PT and XFBR-9PT

Reservoir Land Planning Errors

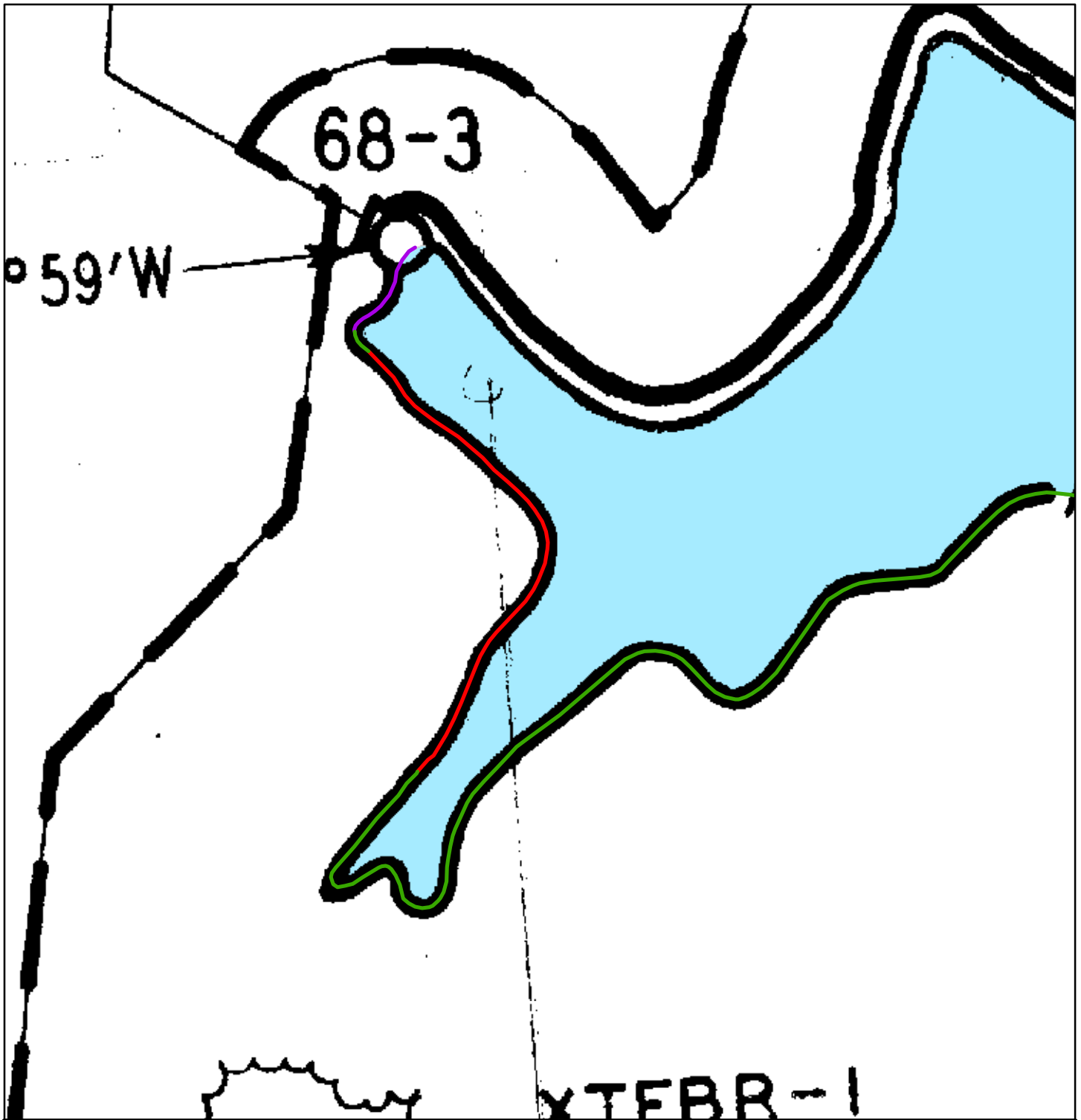
After approval of a reservoir land management plan by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must then be consistent with the land use allocations within that land plan. Recent research shows that a Hiwassee Parcel 8 (Plan Tract No. XFBR-8PT) and a portion of Hiwassee Parcel 9 (Plan Tract No. XFBR-9PT) conflicts with backlying land use, transferred to and managed by the U. S. Forest Service (USFS). The resolution of the conflict has resulted in the reallocation of the entire XFBR-8PT from Zone 6 (Developed Recreation) to Zone 4 (Natural Resource Conservation) and a portion of XFBR-9PT from Zone 4 (Natural Resource Conservation) to Zone 6 (Developed Recreation). This document is considered a supplement to the 2009 Mountain Reservoirs Land Management Plan. Definitions of TVA's land planning allocation zones are available at <https://www.tva.gov/landplanzones>.

General Information about Hiwassee Reservoir

Hiwassee Reservoir is an impoundment of the Hiwassee River formed by Hiwassee Dam, which is located at Hiwassee River mile 75.8, approximately 20 miles downstream of Murphy, North Carolina. Hiwassee Reservoir is located in Cherokee County, North Carolina and has about 165 miles of shoreline. TVA owns approximately 1,007 acres of reservoir shoreland. At full pool, the reservoir is approximately 22-miles-long with a reservoir surface area of 5,870 acres. The reservoir has an average depth of 142 feet and the water level typically fluctuates about 43 feet in a normal year.

Hiwassee Parcel 8 and Parcel 9/Parcel 9a

XFBR-8PT and XFBR-9PT are located in Cherokee County along the left descending bank at Hiwassee River mile 81.3. In 1940, TVA and the USFS entered into a contract affecting the transfer by TVA of the custody and control of approximately 16,780 acres for inclusion in the Nantahala National Forest. The USFS manages the transferred lands and allows for commercial recreation uses at designated locations through a USFS Special Use Permit. The Hiwassee RLMP incorrectly identified the land allowed for commercial recreation through the USFS Special Use Permit as Parcel 8. However, the USFS Special Use Permit was actually located behind a portion of Parcel 9. Therefore, in order to correctly reflect the USFS Special Use Permit for commercial recreation, the entirety of Parcel 8 has been reallocated to Zone 4 (Natural Resource Conservation) and a portion of Parcel 9 has been reallocated as "Developed Recreation" with a new parcel created (Parcel 9a). The remainder of Parcel 9 will remain allocated for Natural Resource Conservation. The correction of the parcel allocation reflects the USFS Special Use Permit in place but overlooked when the parcels were planned.



Attachment 2 - Exhibit

Proposed Allocation Change Cherokee County, North Carolina XFBR-8PT and XFBR-9PT Hiwassee River Mile 81.3L

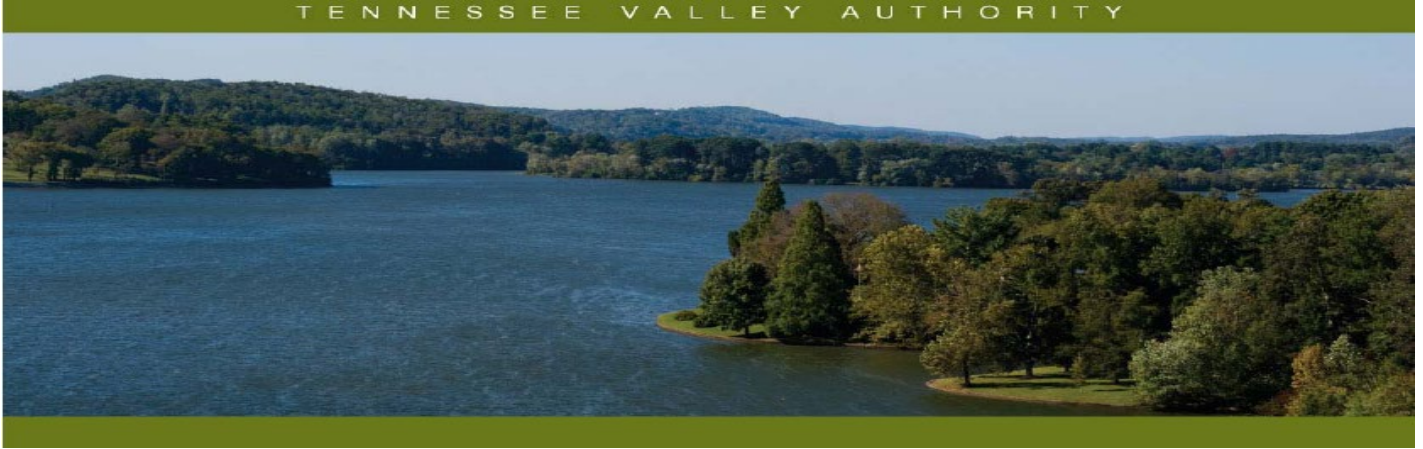
- Tract no. XFBR-8PT - Area To Reallocate to Zone 4
- Tract no. XFBR-9aPT - Area To Reallocate to Zone 6
- Tract no. XFBR-9PT - Area to Remain Allocated as Zone 4

Map Reference:
Dstage: 1
Quad: 141NW



Hiwassee Reservoir

May 29, 2020



Mountain Reservoirs Land Plan Allocation Change – Hiwassee – XFBR-24PT and 48PT

Reservoir Land Planning Errors

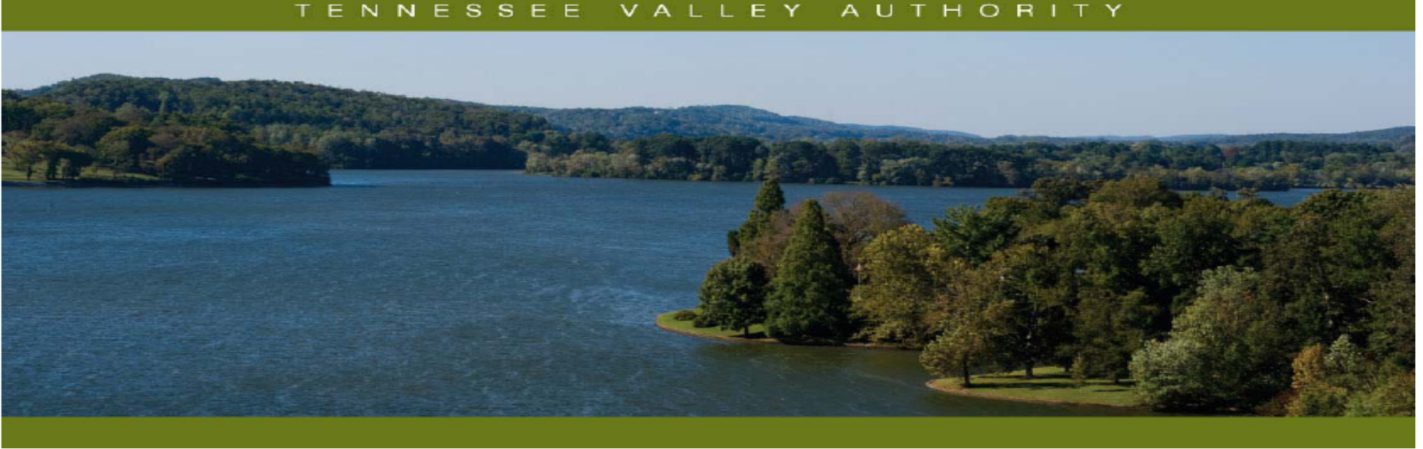
After approval of a reservoir land management plan by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must then be consistent with the land use allocations within that land plan. Recent research shows that a portion of Hiwassee Parcel 24 and 48 (Plan Tract Nos. XFBR-24PT and XFBR-48PT) conflicts with backlying TVA land under agreement to the Town of Murphy. The resolution of the conflict has resulted in the reallocation of portions of XFBR-24PT and XFBR-46PT from Zone 2 (Project Operations) to Zone 6 (Developed Recreation). This document is considered a supplement to the 2009 Mountain Reservoirs Land Management Plan. Definitions of TVA's land planning allocation zones are available at <https://www.tva.gov/landplanzones>.

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Hiwassee Parcels 24 (24a) and 48 (48a)

XFBR-24PT and XFBR-48PT are both located in Cherokee County along the right descending bank at Hiwassee River mile 96.3. The Town of Murphy has a public recreation license allowing for water-use facilities; however, the Hiwassee RLMP planned the land fronting the license area for Project Operations (Zone 2). Under this designation, the Town of Murphy cannot apply for water-use facilities. Therefore, in order to correctly reflect the rights granted by Town of Murphy's license for public recreation, an approximate 0.12 acre portion of Parcel 24 and a 1.69 acre portion of Parcel 48 has been reallocated to Zone 6 (Developed Recreation) with two new parcels created (Parcel 24a and 48a). The remainder of Parcel 24 (approximately 2.28 acres) and the remainder of Parcel 48 (2.55 acres) will remain allocated for Project Operations.



Mountain Reservoirs Land Plan Allocation Change – Hiwassee – XFBR-46PT

Reservoir Land Planning Errors

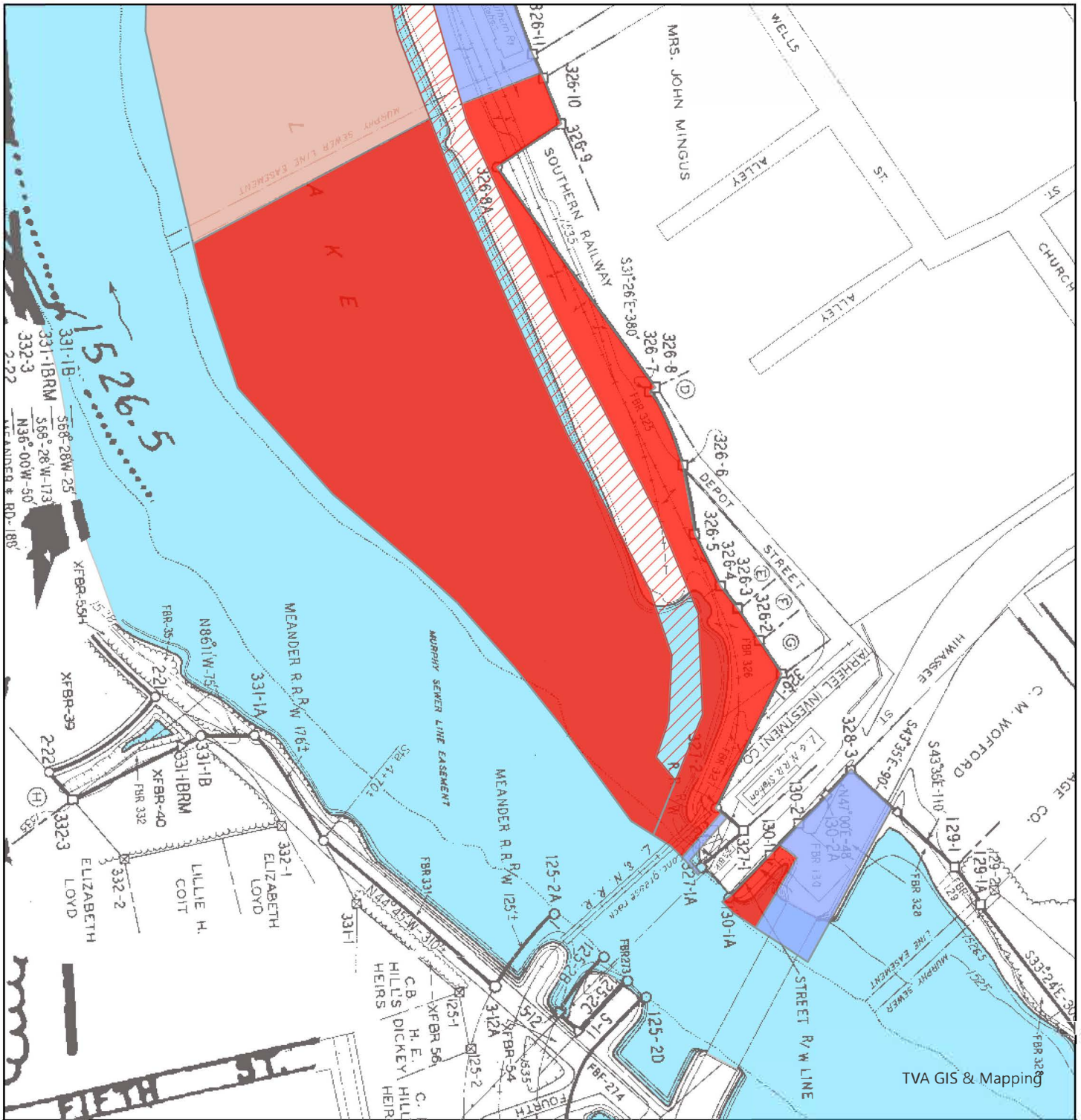
After approval of a reservoir land management plan by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must then be consistent with the land use allocations within that land plan. Recent research shows that a portion of Hiwassee Parcel 46 (Plan Tract No. XFBR-46PT) conflicts with backlying TVA land under agreement to the Town of Murphy. The resolution of the conflict has resulted in the reallocation of a portion of XFBR-46PT from Zone 3 (Sensitive Resource Management) to Zone 6 (Developed Recreation). This document is considered a supplement to the 2009 Mountain Reservoirs Land Management Plan. Definitions of TVA's land planning allocation zones are available at <https://www.tva.gov/landplanzones>.

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Hiwassee Parcel 46 (46a)

XFBR-46PT is located in Cherokee County along the right descending bank at Hiwassee River mile 96.3. The Town of Murphy has a public recreation license allowing for water-use facilities; however, the Hiwassee RLMP planned the land fronting the license area for Sensitive Resource Management (Zone 3). Under this designation, the Town of Murphy cannot apply for water-use facilities. Therefore, in order to correctly reflect the rights granted by Town of Murphy's license for public recreation, an approximate 6.44 acre portion of Parcel 46 has been reallocated to Zone 6 (Developed Recreation) with a new parcel created (Parcel 46a). The remainder of Parcel 46 (approximately 10.76 acres) will remain allocated for Sensitive Resource Management.



- XFBR-24aPT, XFBR-46aPT, XFBR-48aPT
-Areas to be Reallocated to Zone 6 (Approx. 8.25 acres)
 - XFBR-24PT and XFBR-48PT
-Areas to Remain Zone 2 (Approx. 2.28 and 2.61 acres)
 - XFBR-46PT - Area to Remain Zone 3 (Approx. 10.76 acres)
 - Existing Zone 6 XFBR-47PT
- Hiwassee Reservoir

Exhibit Map

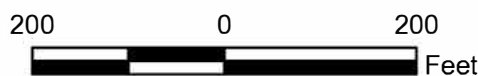
Proposed Allocation Change

Cherokee County, North Carolina

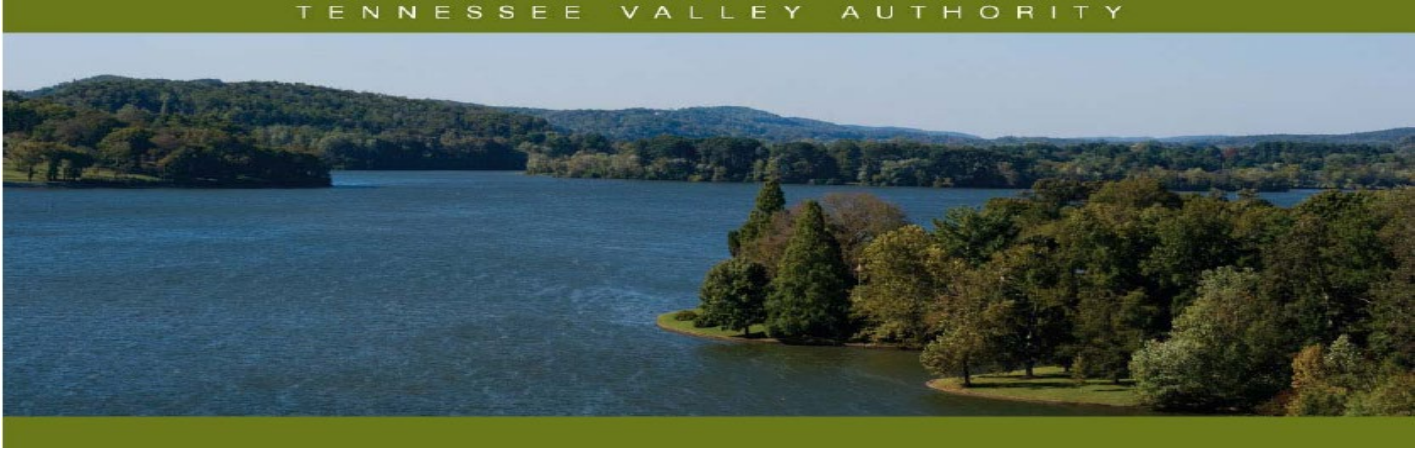
XFBR-24PT, XFBR-46PT, XFBR-48PT

Hiwassee River mile 96.3R

Map Reference:
C/D Stage: 2, 3, 5
Quad: 141SE



February 7, 2025



Mountain Reservoirs Land Plan Allocation Change – Hiwassee – XFBR-48PT

Reservoir Land Planning Allocation Change

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. In 2022, TVA declared surplus and sold at public auction pursuant to Section 31 of the TVA Act, a 0.06-acre portion of Plan Tract No. XFBR-48PT (TVA Sales Tract XFBR-70) where a portion of a building owned by the Town of Murphy was encroaching on TVA fee property. The sale resulted in the Town of Murphy purchasing the TVA property therefore resolving the encroachment. Former reservoir property reverts to Zone 1 (Non-TVA Shoreland); therefore, the sale of the 0.06-acre portion of XFBR-48PT warrants an allocation change from Zone 2 (Project Operations) to Zone 1 (Non-TVA Shoreland). This document is considered a supplement to the 2009 Mountain Reservoirs Land Management Plan. Definitions of TVA's land planning allocation zones are available at <https://www.tva.gov/landplanzones>.

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Hiwassee Parcel 48 (XFBR-48PT)

XFBR-48PT (4.3 acres) is located in Cherokee County along the right descending bank at Hiwassee River mile 96.2. In the 2009 Mountain Reservoirs Land Management Plan, XFBR-48PT is allocated for Zone 2 (Project Operations) due to existing public infrastructure.

A 0.06-acre portion of XFBR-48PT was sold at public auction pursuant to Section 31 of the TVA Act and in alignment with the TVA Land Policy and SPP 25.4 which allows TVA to settle claims or litigation associated with encroaching owners upon the recommendation of the General Counsel. In this instance, the sale was to resolve a long-standing encroachment of a building on TVA property. The sale of the property allows for the building to remain. Once the property was purchased at auction, the 0.06-acre portion was reallocated to Zone 1 (Non-TVA Shoreland). The remaining 4.24 acres will continue to be allocated for Zone 2 (Project Operations).

