

Melton Hill Reservoir Land Management Plan - Summary of Allocation Changes

Land use allocation changes on Melton Hill Reservoir that have occurred since the 1999 Melton Hill Reservoir Land Management Plan (RLMP) was completed are summarized below:

Parcel & Tract No.	1999 Melton Hill RLMP		Allocation Change Description ²	Justification ³
	Allocation ¹	Acres		
Parcel 15 (XMHR-15PT)	Zone 3	13.30	<ul style="list-style-type: none"> 0.60 acre (new Parcel 15a) changed to Zone 5 Parcel 15 is now 4.24 acres and remains Zone 3 	Administrative Error
Parcel 35 (XMHR-35PT)	Zone 3	1.5	<ul style="list-style-type: none"> 0.30 acre (new Parcel 35a) changed to Zone 7 Parcel 35 is now 1.2 acres and remains Zone 3 	Prior to Land Policy
Parcel 80 (XMHR-80PT)	Zone 7	4.8	<ul style="list-style-type: none"> 1.3 acres (new Parcel 80a) changed to Zone 4 Parcel 80 is now 3.5 acres and remains Zone 7 	Prior to Land Policy
Parcel 142 (XMHR-142PT)	Zone 5	3.68	<ul style="list-style-type: none"> 0.91 acre (new Parcel 142a) change to Zone 6 Parcel 142 is now 2.77 acres and remains Zone 5 	Prior to 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 1999 Fort Melton Hill RLMP.

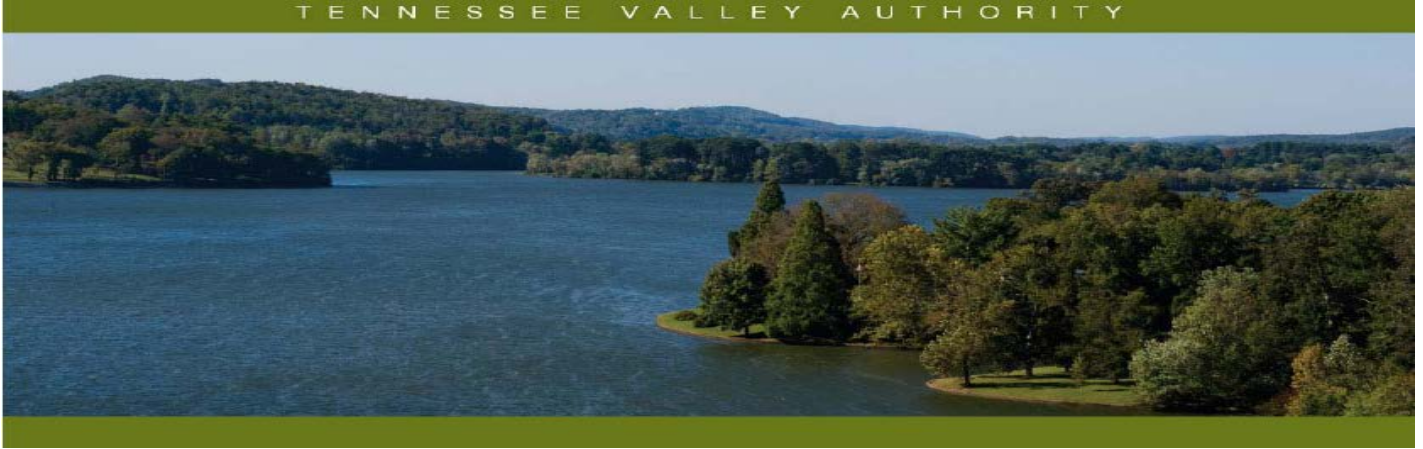
Land Use Allocation Changes

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

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

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

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



Melton Hill Reservoir Land Management Plan Error – Plan Tracts XMHR-15PT and XMHR-15aPT

Reservoir Lands Planning Error

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. TVA has determined a contract was overlooked during the lands planning process for the 1999 Melton Hill RLMP. As a result, land within an industrial easement area was mistakenly included in a parcel allocated as Zone 3 (Sensitive Resource Management) when a 0.6-acre area should have been allocated as Zone 5 (Industrial) in the 1999 Melton Hill RLMP. The resolution of the error has resulted in the reallocation of the 0.6-acre portion of Parcel 15 (Plan Tract No. XMHR-15PT) to align with an existing contract for industrial purposes. This document addresses the reallocation of this portion of Parcel 15 to “Industrial” and is considered a supplement to the 1999 Melton Hill RLMP. Definitions of TVA’s land use allocation zones are available at www.tva.com/landplanzones.

General Information about Melton Hill Reservoir

Melton Hill Reservoir is an impoundment of the Clinch River formed by Melton Hill Dam, which is located at Clinch River mile 23.1. Melton Hill Reservoir is situated in Anderson, Knox, Loudon, and Roane counties in east Tennessee. TVA originally acquired 7,674 acres of land and flowage easement rights for construction of the reservoir, which was completed in 1963. TVA has retained 2,578 acres of reservoir shoreland lying above full pool elevation. At full pool, the reservoir is 57 miles long; mainland shoreline length is 193 miles; and reservoir surface area is 5,690 acres.

Melton Hill Parcel 15 (XMHR-15PT) and Parcel 15a (XMHR-15aPT)

XMHR-15PT (13.3 acres) is located in Knox County at Hickory Creek along the left bank of Clinch River mile 28.3. In the 1999 Melton Hill RLMP, XMHR-15PT is allocated as “Sensitive Resource Management” and is described as gently sloping with some low lying wetland and floodplain areas and upland areas that are mostly forested. The 0.6-acre allocation change area is a disturbed area used to store crushed limestone aggregate and the easement holder has requested to continue the storage of crushed aggregate under a new 30-year industrial easement. The 0.6-acre portion of Parcel 15 was mistakenly included in the area allocated as “Sensitive Resource Management” for the purpose of wetland protection and should have been allocated as “Industrial” to reflect an existing contract that was overlooked during the lands planning process. In order to resolve the planning error, the 0.6-acre portion of XMHR-15PT will be re-designated as Parcel 15a (new Plan Tract No. XMHR-15PTa) and the land use allocation for the 0.6-acre parcel changes to “Industrial.” The remaining 12.7 acres within Parcel 15 will remain allocated as “Sensitive Resource Management.” Correction of the parcel allocation for the 0.6-acre portion of XMHR-15PT reflects contracts in existence, but overlooked, when the parcel was planned.

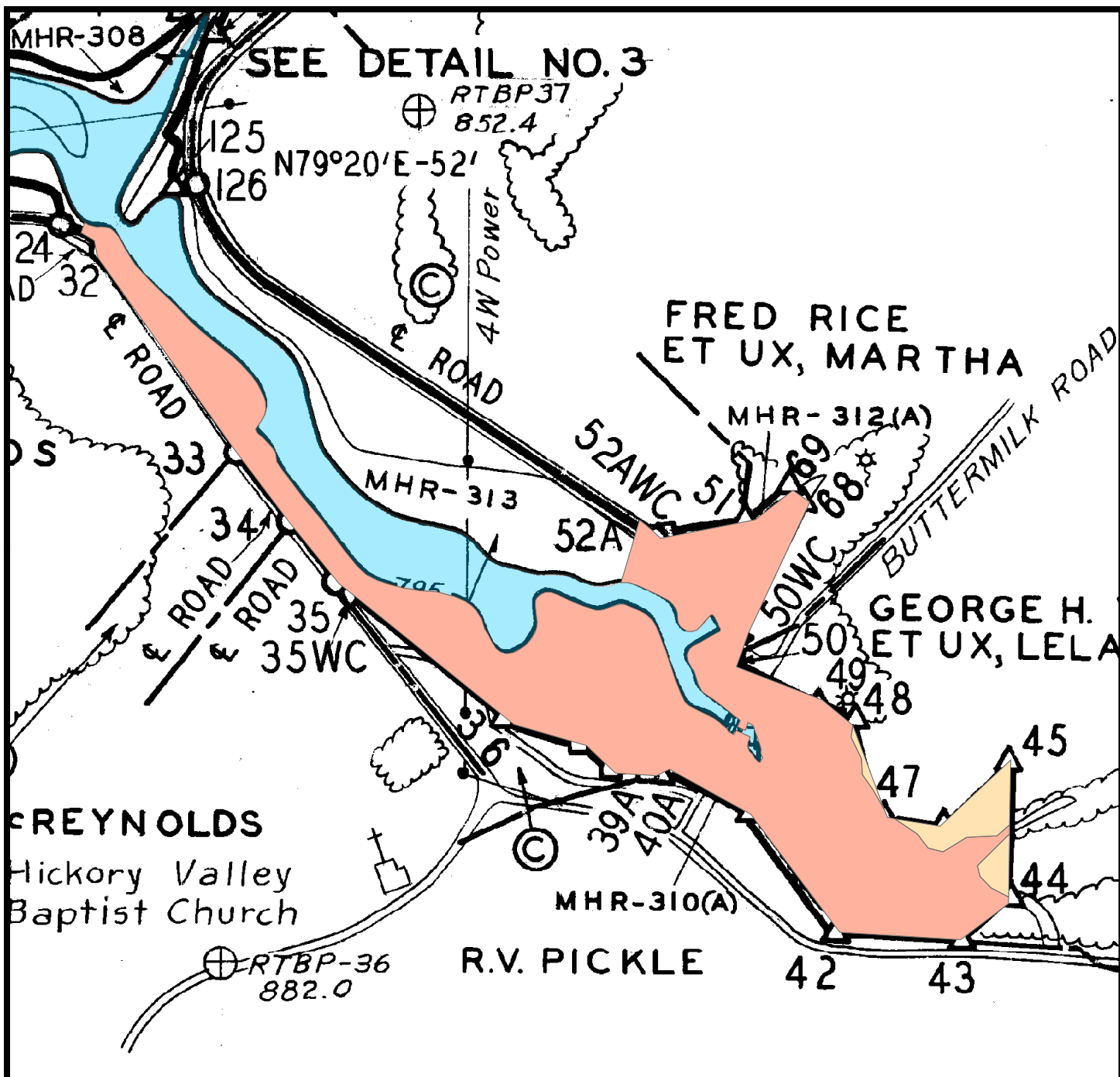




Exhibit Map

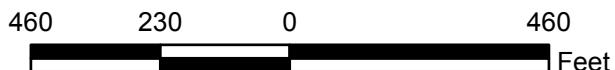
Land Use Allocation Change Knox County, Tennessee XMHR-15aPT and XMHR-15PT Hickory Creek - Clinch River Mile 28.3L

-  XMHR-15aPT- Area To Be
Reallocated as Zone 5
(Approx. 0.6 acre)
-  XMHR-15PT- Area To
Remain as Zone 3
(Approx. 12.7 acres)

Map Reference:
C/D Stage: 3D
Quad: 138NW

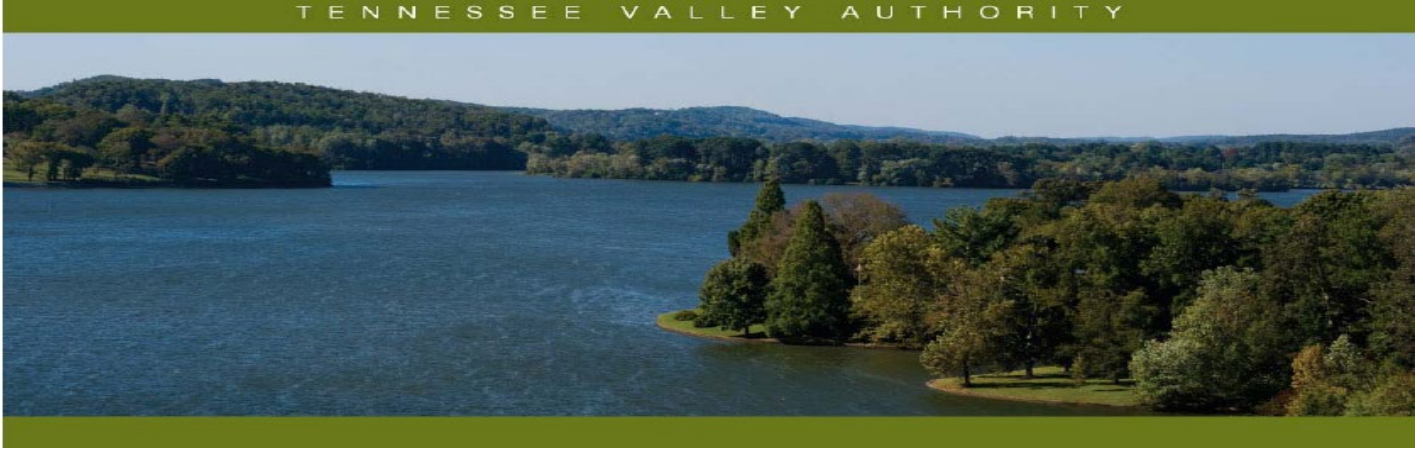


Natural
Resources



Melton Hill Reservoir

September 19, 2018



Melton Hill Reservoir Land Management Plan Allocation Change – XMHR-35PT/XMHR-35aPT and XMHR-80PT/XMHR-80aPT

Reservoir Land Planning Allocation Change

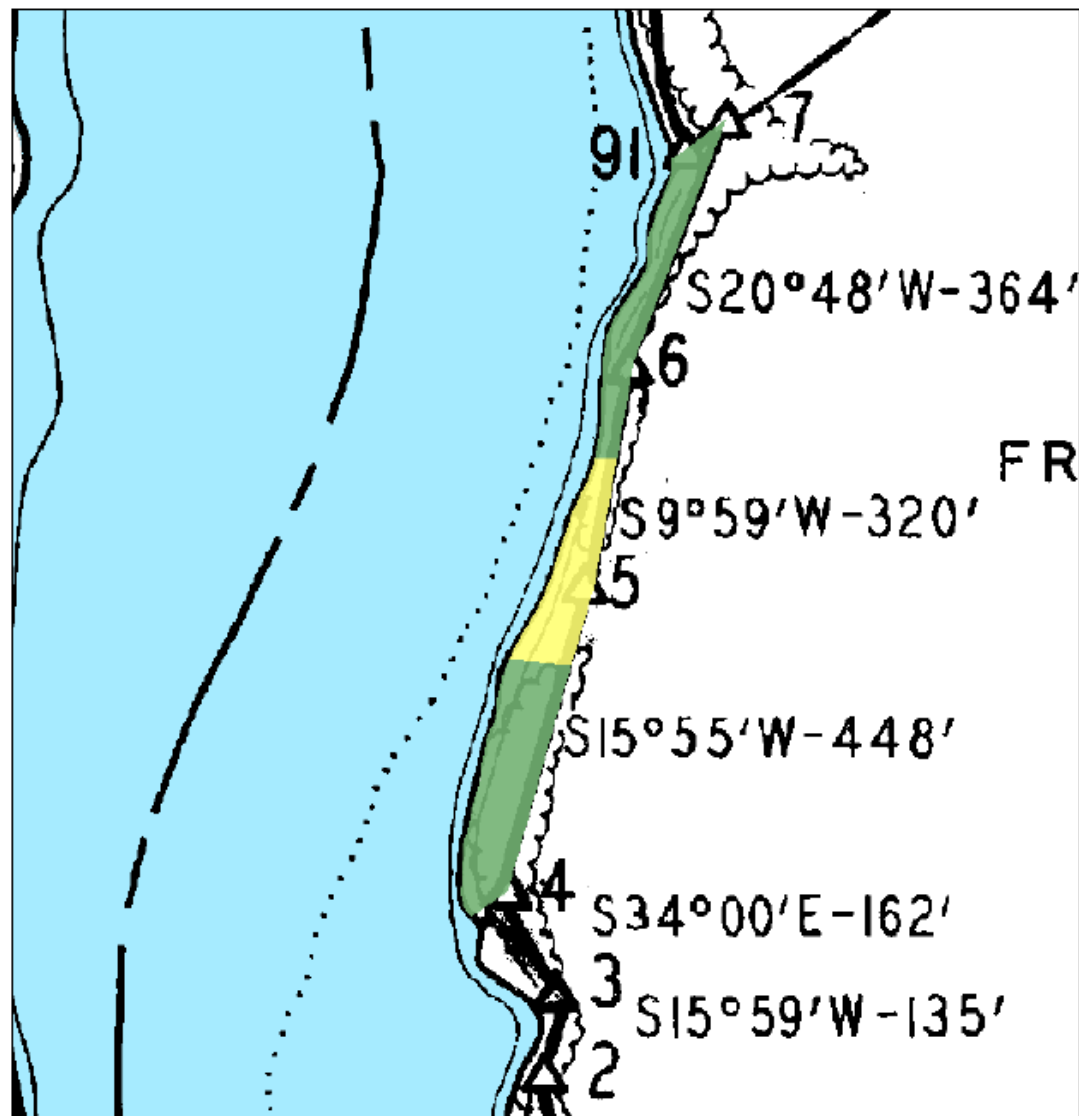
After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must then be consistent with the land use allocations within that RLMP. Certain TVA reservoir land tracts have land management zone based on the backlying 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 Melton Hill Plan Tract No. XMHR-35PT (Parcel 35) and XMHR-80PT (Parcel 80) and is considered a supplement to the 1999 Melton Hill RLMP. Definitions of TVA's land planning allocation zones are available at <https://www.tva.com/landplanzones>.

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Melton Hill Parcel 35/35a (XMHR-35PT/XMHR-35aPT) and Parcel 80/80a (XMHR-80PT/XMHR-80aPT)

XMHR-35PT (1.5 acres) is located in Knox County along the left descending bank of the Clinch River at mile 36.2 and XMHR-80PT (4.8 acres) is located in Anderson County along the left descending bank of Clinch River at mile 46.3 (Bull Run Creek mile 2.1L) on Melton Hill Reservoir. In the 1999 Melton Hill RLMP, XMHR-35PT was allocated as Zone 3 (Sensitive Resource Management) and XMHR-80PT was allocated as Zone 7 (Shoreline Access). A request was made under TVA's former Maintain and Gain program to close 450' shoreline feet (1.3 acres) on XMHR-80PT in exchange for opening 225' of shoreline feet (0.3 acres) on XMHR-35PT. As XMHR-35PT was allocated for Zone 3 due to sensitive resources, TVA surveyed the affected area and found that no sensitive resources were currently located in the vicinity. The new 0.3-acre parcel then became Parcel 35a (XMHR-35aPT), allocated for Zone 7 (Shoreline Access) and the new 1.3-acre parcel became Parcel 80a (XMHR-80aPT), allocated for Zone 4 (Natural Resource Management). The remainder of Parcel 35 remains allocated for Zone 3 (Sensitive Resource Management) and is now 1.2 acres. The remainder of Parcel 80 remains allocated for Zone 7 (Shoreline Access) and is now 3.5 acres.



Tract no. - Area To
Reallocate to Zone 7
(Approx. 0.3 acre)

Tract no. - Area to Remain
Allocated as Zone 3
(Approx. 1.2 acres)

Exhibit Map
Proposed Allocation Change
Knox County, Tennessee
XMHR-35PT
Clinch River Mile 36.2L

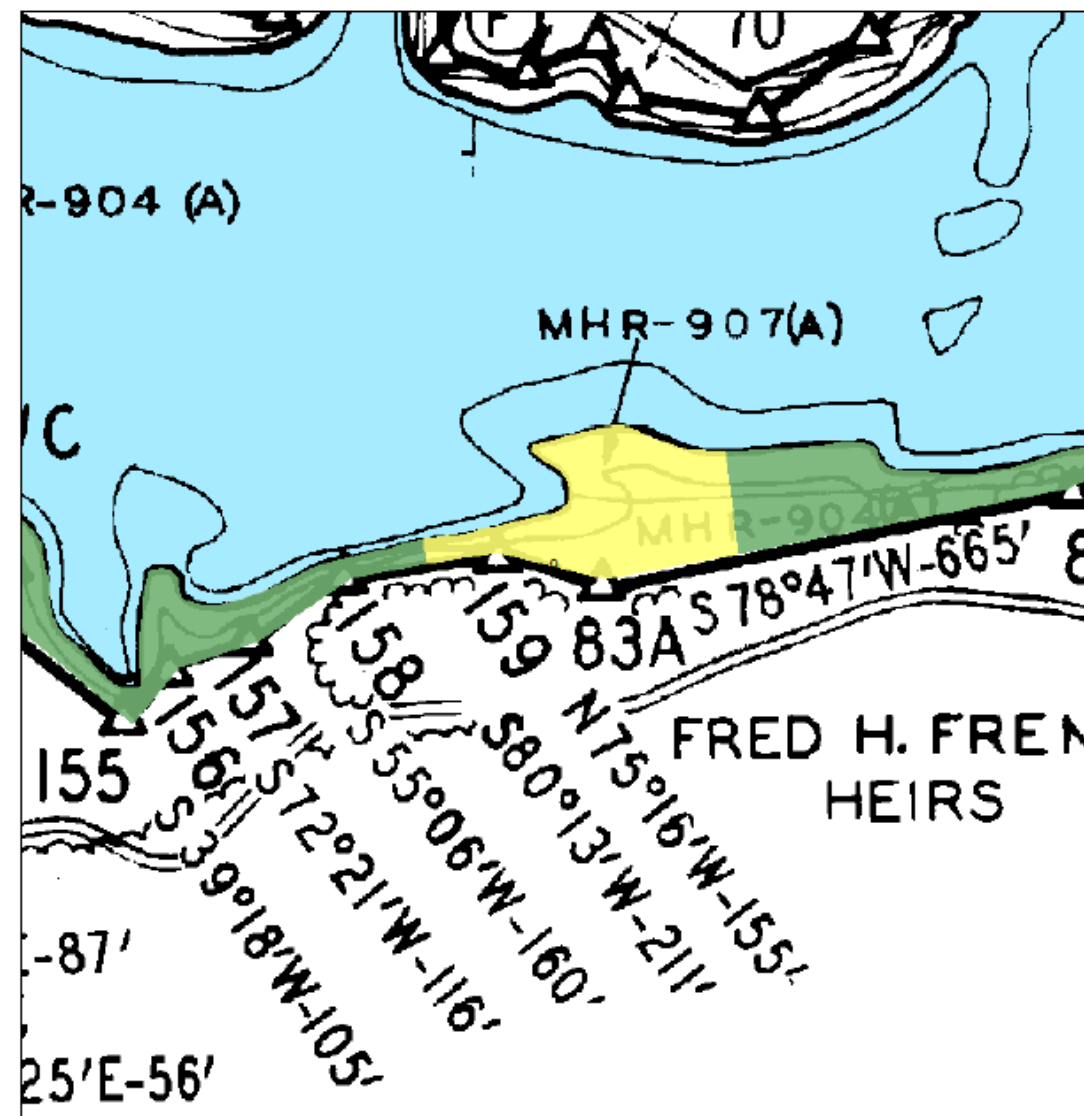
Map Reference:
Dstage: 6
Quad: 138NW



Melton Hill Reservoir



April 23, 2020



Tract no. - Area To
Reallocate to Zone 7
(Approx. 1.3 acre)

Tract no. - Area to Remain
Allocated as Zone 3
(Approx. 3.5 acres)

Exhibit Map
Proposed Allocation Change
Anderson County, Tennessee
XMHR-80PT
Bull Run Creek mile 2.1L

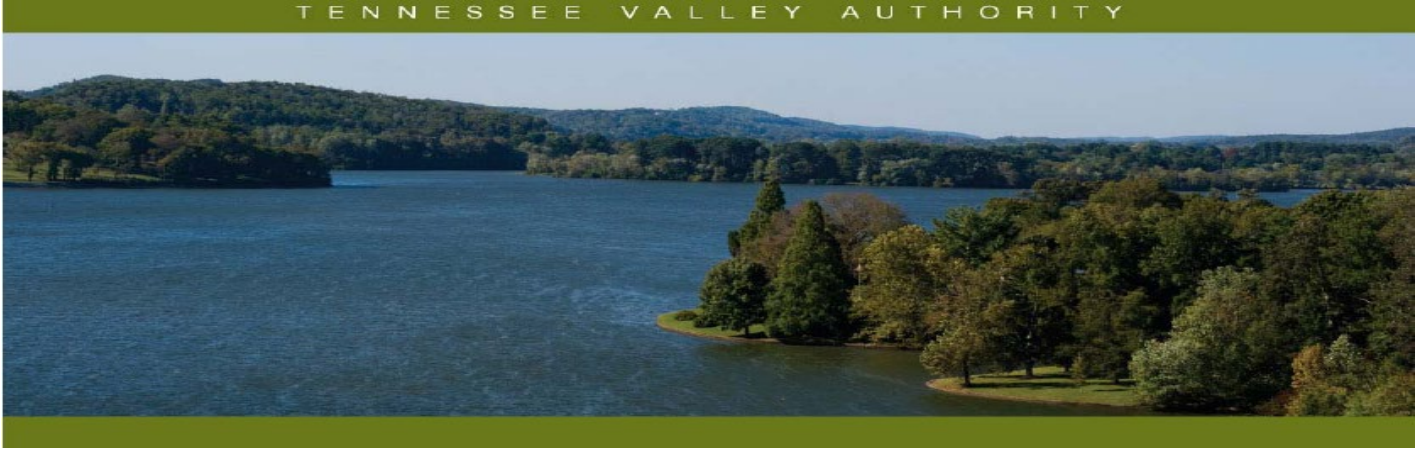
Map Reference:
Dstage: 9
Quad: 137SW



Melton Hill Reservoir



April 23, 2020



Melton Hill Reservoir Land Management Plan Allocation Change – XMHR-142PT and XMHR-142aPT

Reservoir Land Planning Allocation Change

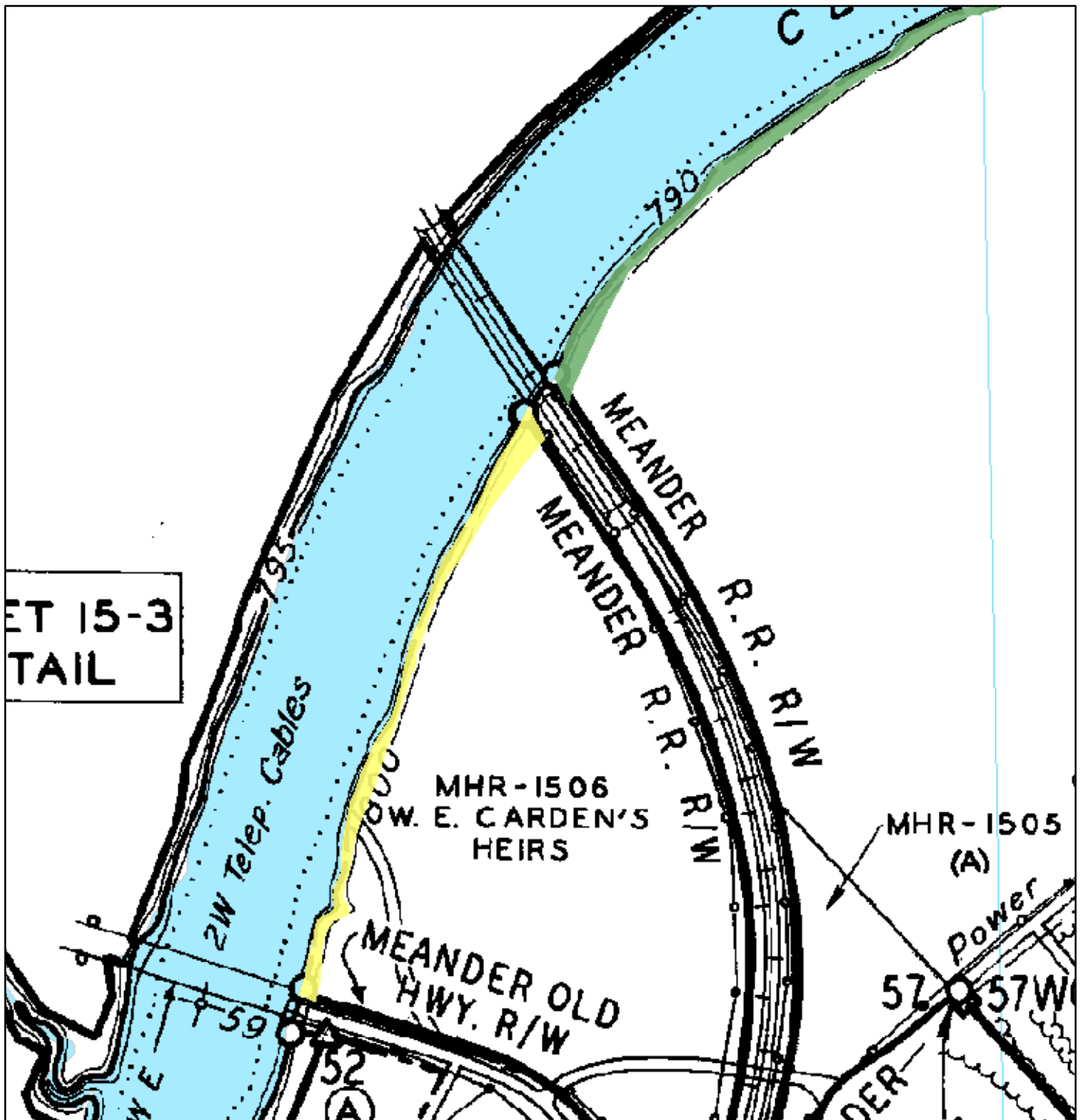
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Melton Hill Parcel 142 (XMHR-142PT) and Parcel 142a (XMHR-142aPT)

XMHR-142PT (3.68 acres) is located in Anderson County along the left descending bank of Clinch River mile 59.2 on Melton Hill Reservoir. In the 1999 Melton Hill RLMP, XMHR-142PT was allocated as Zone 5 (Industrial/Commercial) as the backlying sale tract, XMHR-49, restricted the usage of the property for industrial purposes only. However, a portion of the backlying sale tract was modified by TVA in 2005 upon request by the City of Clinton to allow for recreational development. TVA also approved a modification of the 1999 Melton Hill RLMP to modify a 0.9-acre portion of the 3.68-acre parcel from "Industrial/Commercial" (Zone 5) to "Developed Recreation" (Zone 6). The new 0.9-acre parcel then became Parcel 142a (XMHR-142aPT). New Parcel 142a has approximately 1,353 linear feet of shoreline and the "Developed Recreation" allocation reflects the 2005 deed modification. The remainder of XMHR-142PT (2.78 acres) continues to be allocated as "Industrial/Commercial."



Tract no. XMHR-142aPT -
Area To Reallocate to Zone 6
(Approx. 0.9 acre)

Tract no. XMHR-142PT -
Area to Remain Allocated
as Zone 5
(Approx. 2.8 acres)

Exhibit Map

Proposed Allocation Change

Anderson County, Tennessee

XMHR-142PT and XMHR-142aPT

Clinch River Mile 59.2L

Map Reference:
Dstage: 15
Quad: 137SW

Natural Resources

Melton Hill Reservoir

300 150 0 300 600

Feet

March 27, 2020