

# Pickwick Reservoir Land Management Plan - Summary of Allocation Changes

Land use allocation changes on Pickwick Reservoir that have occurred since the 2002 Pickwick Reservoir Land Management Plan (RLMP) was completed are summarized below:

Parcel & Tract No.	2002 Pickwick RLMP		Allocation Change Description <sup>2</sup>	Justification <sup>3</sup>
	Allocation <sup>1</sup>	Acres		
Parcel 14 (XPR-14PT2)	Zone 4	70.2	<ul style="list-style-type: none"> <li>13.2 acres (new Parcel 14a) changed to Zone 7</li> <li>Parcel 14 is now 67.0 acres and remains Zone 4</li> </ul>	Admin Error
Parcel 25 (XPR-25PT2)	Zone 6	87.4	<ul style="list-style-type: none"> <li>18.9 acres (new Parcel 25a) changed to Zone 7</li> <li>Parcel 25 is now 68.5 acres and remains Zone 4</li> </ul>	Admin Error
Parcel 71 (XPR-71PT2)	Zone 4	10.8	<ul style="list-style-type: none"> <li>5.8 acres (new Parcel 71a) changed to Zone 7</li> <li>Parcel 71 is now 5.0 acres and remains Zone 4</li> </ul>	Admin Error
Parcel 75 (XPR-75PT2)	Zone 6	4.7	<ul style="list-style-type: none"> <li>1.4 acres (new Parcel 75a) changed to Zone 6</li> <li>Parcel 75 is now 3.3 acres and remains Zone 7</li> </ul>	Admin Error
Parcel 104 (XPR-104PT2)	Zone 4	248.6	<ul style="list-style-type: none"> <li>12.9 acres (new Parcel 104a) changed to Zone 7</li> <li>Parcel 104 is now 235.7 acres and remains Zone 4</li> </ul>	Admin Error
Parcel 130 (XPR-130PT2)	Zone 4	56.1	<ul style="list-style-type: none"> <li>4.0 acres (new Parcel 130a) changed to Zone 5</li> <li>Parcel 140 is now 52.1 acre and remains Zone 4</li> </ul>	Admin Error
Parcel 160 (XPR-160PT2)	Zone 7	84.9	<ul style="list-style-type: none"> <li>1.0 acre portion of Parcel 160 and 4.1 acre portion of Zone 1 property combined and changed to Zone 2 to create 5.1-acre parcel (new Parcel 160a)</li> <li>Parcel 160 is now 83.9 acres and remains Zone 7</li> </ul>	Admin Error

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

<sup>2</sup> More information is available below - the fact sheets for the allocation changes described in the table above are considered a supplement to the 2002 Pickwick RLMP.

## Land Use Allocation Changes

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

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

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



## Pickwick Reservoir Land Management Plan Allocation Change – XPR-14PT2 and XPR-14aPT2

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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. Recent research of deeds shows that on certain TVA reservoir land tracts and the current land management zone allocations have the potential to conflict with egress and ingress rights of the adjacent property owners if the current 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 Pickwick Plan Tract No. XPR-14PT2 (Parcel 14) and is considered a supplement to the 2002 Pickwick RLMP. Definitions of TVA's land planning allocation zones are available at [www.tva.com/landplanzones](http://www.tva.com/landplanzones).

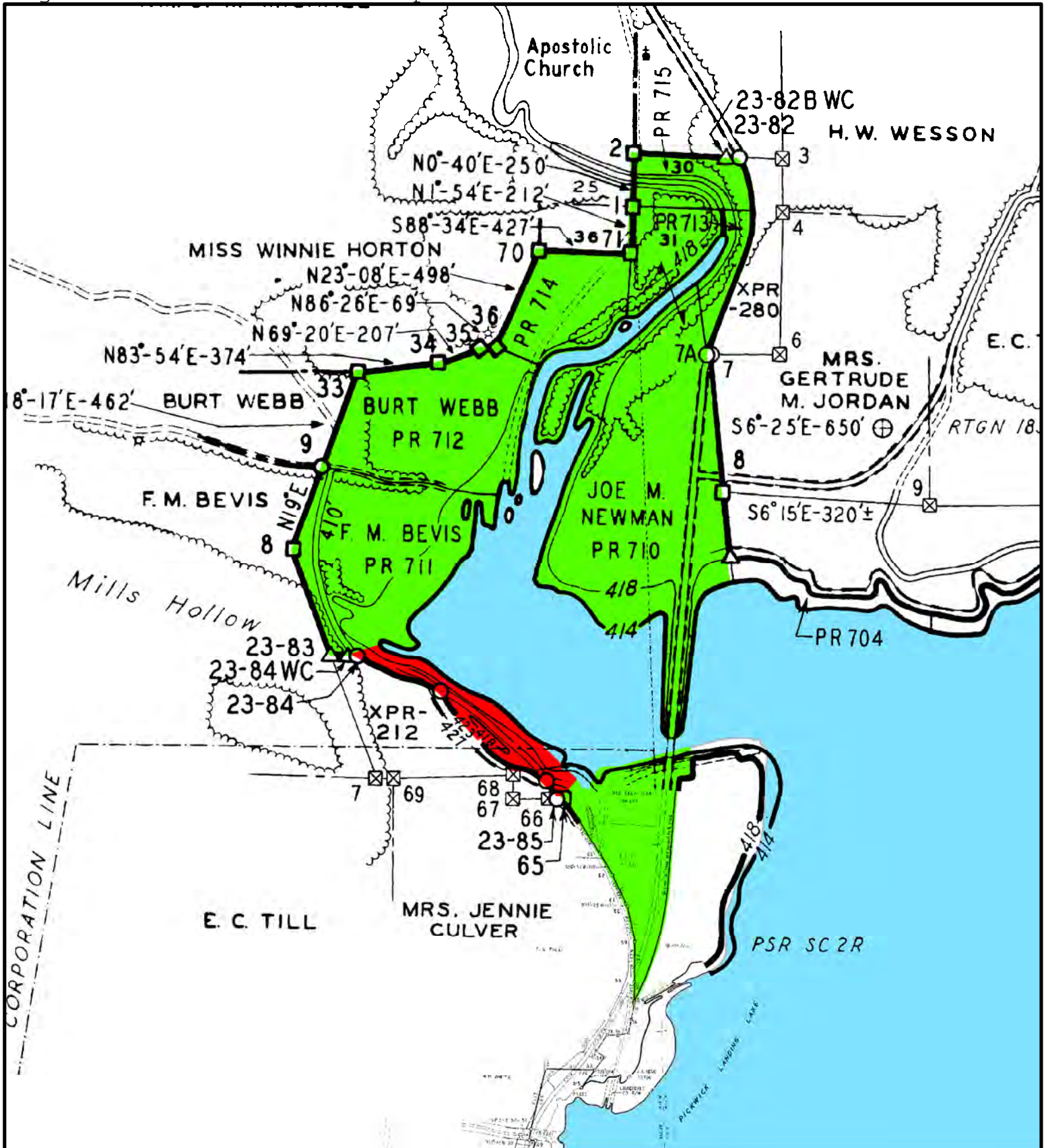
### **General Information about Pickwick Reservoir**

Pickwick Reservoir is an impoundment of the Tennessee River formed by Pickwick Landing Dam, which is located at Tennessee River mile (TRM) 206.7 in Hardin County, Tennessee. Pickwick Reservoir is located in parts of three states—Alabama, Mississippi, and Tennessee. TVA originally acquired 63,625 acres of land for construction of the reservoir, which was completed in February 1938. TVA has retained 19,238 acres of land lying above full pool elevation. At full pool, the reservoir is 52.7 miles long; shoreline length is 490.6 miles; and surface area is 43,100 acres.

### **Pickwick Parcel 14 (XPR-14PT2) and Parcel 14a (XPR-14aPT2)**

XPR-14PT2 (70.18 acres) is located in Lauderdale County, Alabama, along the right descending bank of Bumpas Creek mile 0.3. In the 2002 Pickwick RLMP, XPR-14PT2 was allocated for Zone 4 (Natural Resource Conservation) which does not allow for private water use facilities. However, XPR-14PT2 fronts former TVA land, XPR-212 and XPR-356, which TVA sold subject to Section 31 of the TVA Act and granted "the right of ingress to and egress from waters of Pickwick Lake over and upon the adjoining land between the 423-foot contour elevation and the waters of the lake" and these rights were overlooked during the planning process. In order to resolve the potential conflict from the "Natural Resource Conservation" allocation, XPR-14PT2 has been modified to create new Parcel 14a (XPR-14aPT2) that fronts XPR-212 and XPR-356. XPR-14aPT2 has been allocated as Zone 7 (Shoreline Access), is approximately 3.20 acres and occupies approximately 1,263 feet of shoreline. Requests for private water use facilities will be considered on XPR-14aPT2. XPR-14PT2 consists of the remaining 66.98 acres and remains allocated as "Natural Resource Conservation."

Figure 1. XPR-14PT2 Exhibit Map



- XPR-14aPT2 - Area Reallocated to Zone 7 - (Approx. 3.2 acres)
- XPR-14PT2 - Area To Remain Zone 4 - (Approx. 67.0 acres)

**Exhibit Map**  
**Pickwick Reservoir**  
**Land Use Allocation Change**  
**XPR-14aPT2 and**  
**XPR-14PT2**

Map Reference:  
 C/D Stage: 23 & 59  
 Quad: 25NE



Property and Natural  
 Resources





## Pickwick Reservoir Land Management Plan Allocation Change – XPR-25PT2 and XPR-25aPT2

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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. Recent research of deeds shows that on certain TVA reservoir land tracts and the current land planning zone allocations have the potential to conflict with egress and ingress rights of the adjacent property owners if the existing 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 Pickwick Plan Tract No. XPR-25PT2 and is considered a supplement to the 2002 Pickwick RLMP. Definitions of TVA's land planning allocations are available at [www.tva.com/landplanzones](http://www.tva.com/landplanzones).

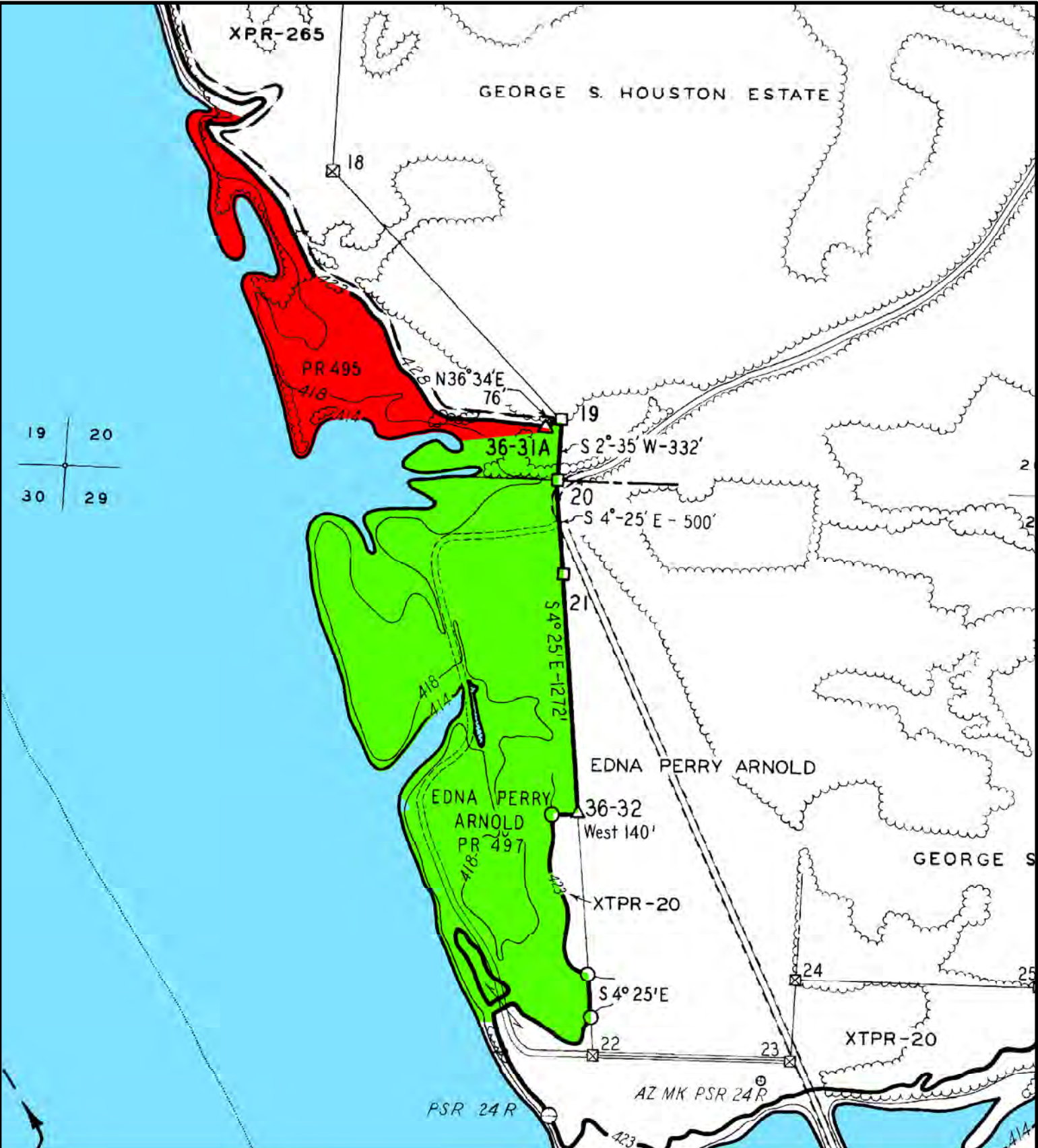
### **General Information about Pickwick Reservoir**

Pickwick Reservoir is an impoundment of the Tennessee River formed by Pickwick Landing Dam, which is located at Tennessee River mile (TRM) 206.7 in Hardin County, Tennessee. Pickwick Reservoir is located in parts of three states—Alabama, Mississippi, and Tennessee. TVA originally acquired 63,625 acres of land for construction of the reservoir, which was completed in February 1938. TVA has retained 19,238 acres of land lying above full pool elevation. At full pool, the reservoir is 52.7 miles long; shoreline length is 490.6 miles; and surface area is 43,100 acres.

### **Pickwick Parcel 25 (XPR-25PT2) and Parcel 25a (XPR-25aPT2)**

XPR-25PT2 (87.35 acres) is located in Lauderdale County, Alabama, along the right descending bank of TRM 235. In the 2002 Pickwick RLMP, XPR-25PT2 was allocated for Zone 4 (Natural Resource Conservation). However, a portion of XPR-25PT2 fronts former TVA land, XPR-265, which TVA sold subject to Section 31 of the TVA Act and granted "the right of ingress to and egress from waters of Pickwick Lake over and upon the adjoining land between the 423-foot contour elevation and the waters of the lake." These access rights were overlooked during the planning process and in order to correct the 2002 RLMP allocation, XPR-25PT2 is modified to consist of new Parcel 25a (XPR-25aPT2) allocated as Zone 7 (Shoreline Access). XPR-25aPT2 fronts XPR-265 and is 18.9 acres with approximately 4,327 feet of shoreline and requests for private water use facilities will be considered. XPR-25PT2 consists of the remaining 68.45 acres and remains designated as "Natural Resource Conservation."

Figure 1. XPR-25PT2 Exhibit Map





-  XPR-25aPT2 - Area Reallocated to Zone 7 - (Approx. 18.9 acres)
-  XPR-25PT2 - Area To Remain Zone 4 - (Approx. 68.5 acres)

Exhibit Map  
Pickwick Reservoir  
Land Use Allocation Change  
XPR-25aPT2 and  
XPR-25PT2

Map Reference:  
C/D Stage: 36  
Quad: 35SW



Property and Natural  
Resources





## Pickwick Reservoir Land Management Plan Allocation Change – XPR-71PT2 and XPR-71aPT2

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### **Reservoir Land Planning Errors**

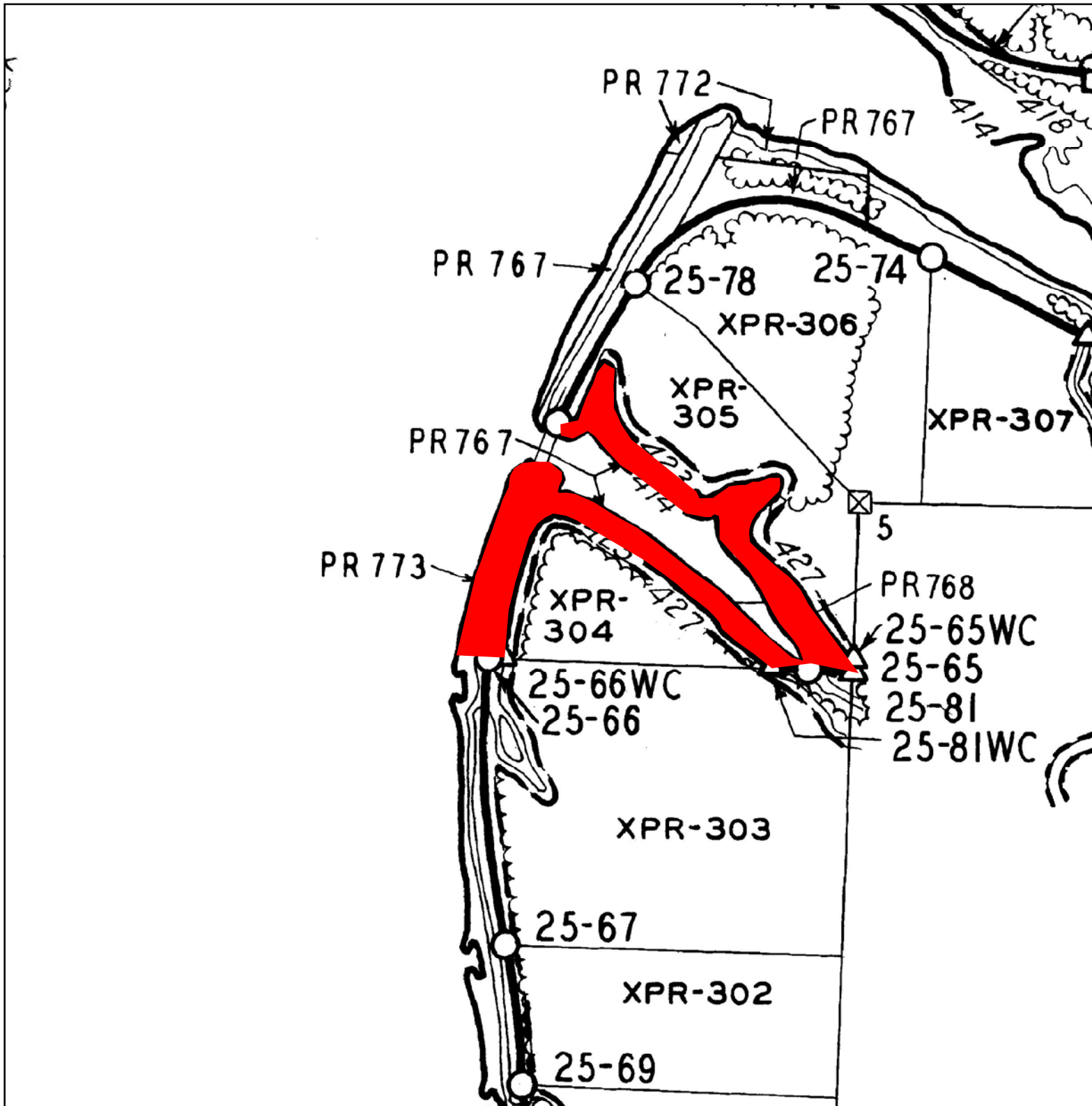
After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), all future uses of TVA managed lands on that reservoir must then be consistent with the allocations within that RLMP. Recent research of deeds shows that on certain TVA reservoir land tracts and the current land management zone allocations have the potential to conflict with egress and ingress rights of the adjacent property owners if the current 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 Pickwick Parcel 71 (XPR-71PT2) and is considered a supplement to the 2002 Pickwick RLMP. Definitions of TVA's land planning allocations are located on TVA's Web site [www.tva.gov/landplanzones](http://www.tva.gov/landplanzones).

### **General Information about Pickwick Reservoir**


Pickwick Reservoir is an impoundment of the Tennessee River formed by Pickwick Landing Dam, which is located at Tennessee River mile 206.7 in Hardin County, Tennessee. Pickwick Reservoir is located in parts of three states—Alabama, Mississippi, and Tennessee. TVA originally acquired 63,625 acres of land for construction of the reservoir, which was completed in February 1938. TVA has retained 19,238 acres of land lying above full pool elevation. At full pool, the reservoir is 52.7 miles long; shoreline length is 490.6 miles; and surface area is 43,100 acres.

### **Pickwick Parcel 71 (XPR-71PT2) and Parcel 71a (XPR-71aPT2)**

XPR-71PT2 (10.8 acres) is located in Colbert County, Alabama, along the right descending bank of Bear Creek Mile 2.0. In the 2002 Pickwick RLMP, XPR-71PT2 was allocated for Zone 4 (Natural Resource Conservation). However, a portion of XPR-71PT2 fronts two parcels of land, XPR-304 and XPR-305, which TVA sold subject to Section 31 of the TVA Act and granted "the right of ingress to and egress from waters of Pickwick Lake over and upon the adjoining land between the 423-foot contour elevation and the waters of the lake." In order to resolve the potential conflict from the 2002 RLMP allocation, approximately 5.8 acres of XPR-71PT2 with 2,887 feet of shoreline is now designated as Parcel 71 (XPR-71aPT) and is allocated for Zone 7 (Shoreline Access) and requests for private water use facilities will be considered. The remainder of XPR-71PT2 is now 5.0 acres and remains allocated for "Natural Resource Conservation."



#### Legend

 XPR-71aPT2 - Portion  
Reallocated as Zone 7  
(Approx. 5.8 acres)

### Exhibit Map

Pickwick Reservoir  
Land Management Plan  
Allocation Change  
XPR-71aPT2 and  
XPR-71PT2  
Bear Creek Mile 2R

500 250 0 500  
Feet

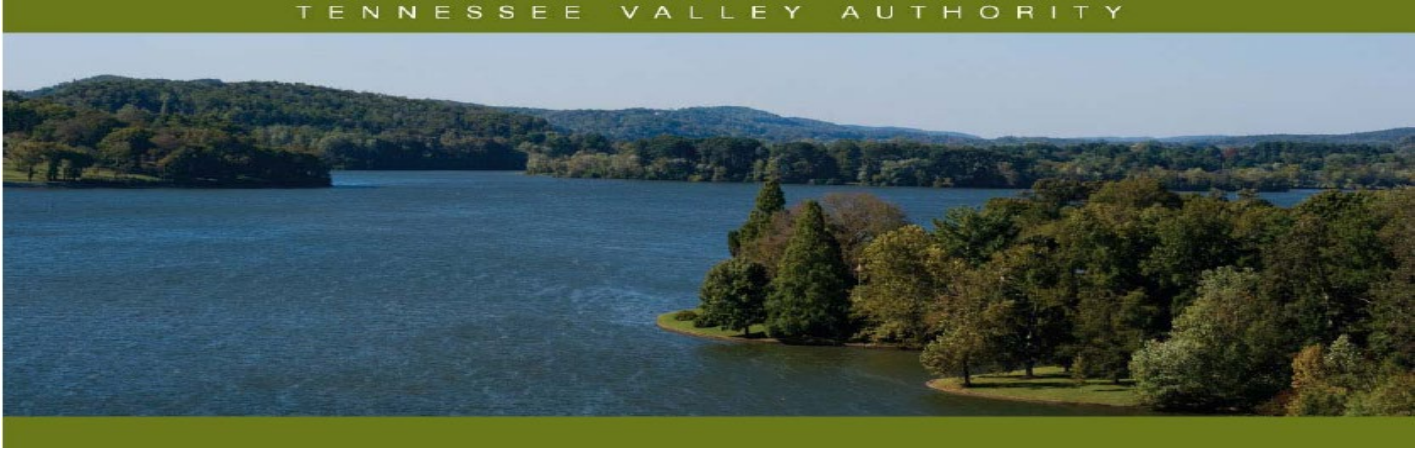


Map Reference:  
D-Stage 25  
Quad - 25NE



Land and Water  
Stewardship

December 17, 2009



## Pickwick Reservoir Land Management Plan Allocation Change – XPR-75PT2 and XPR-75aPT2

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### Reservoir Land Planning Allocation Changes

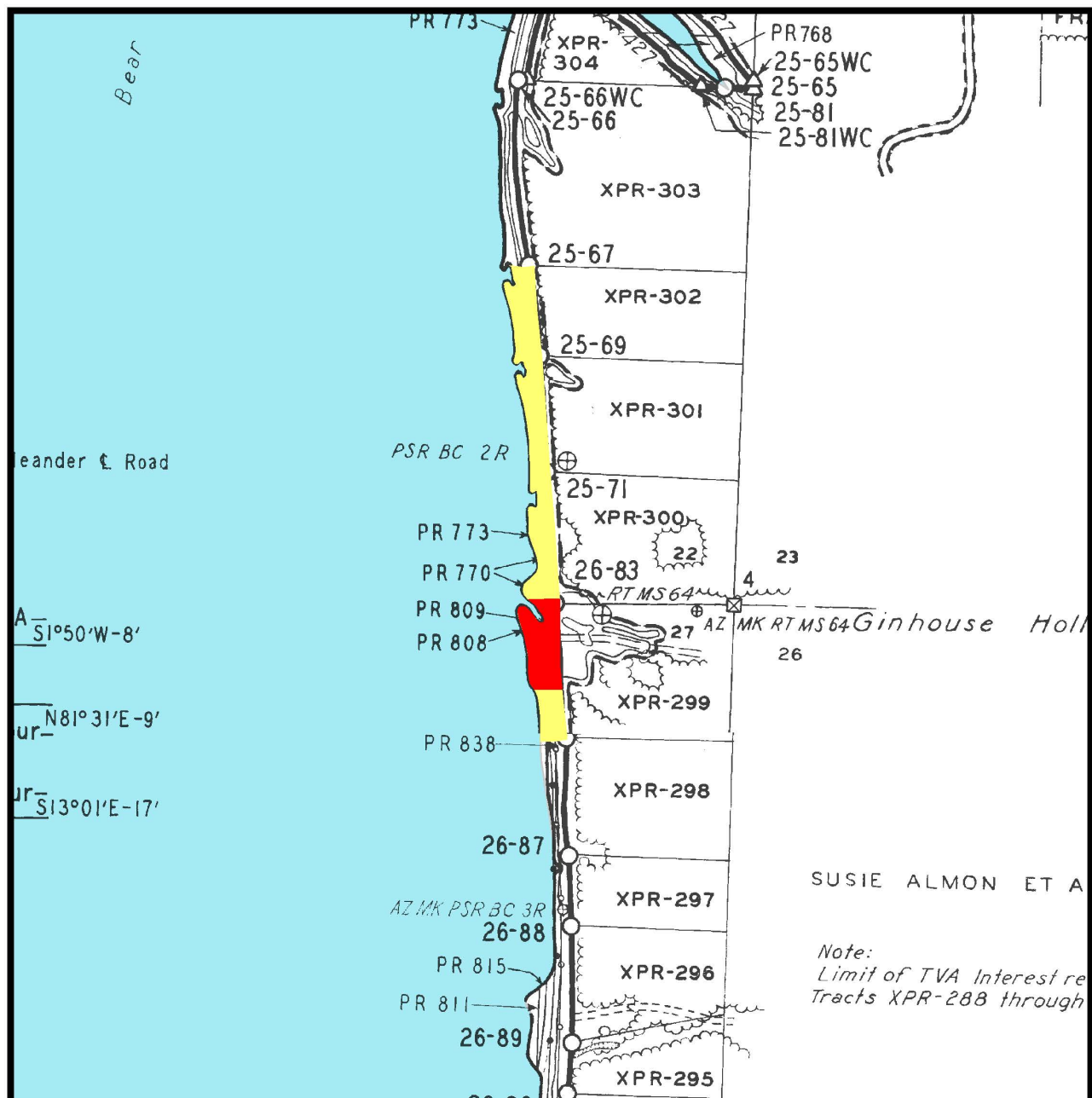
After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must then be consistent with the land use allocations within that RLMP. TVA proposes to modify the land use zone allocation of a 1.4-acre portion of Pickwick Plan Tract XPR-75PT2 to allow consideration for a commercial recreation water use facility. Pursuant to TVA's Land Policy, 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. This document addresses the reallocation of a portion of XPR-75PT2 (Parcel 75) from Zone 7 (Shoreline Access) to Zone 6 (Developed Recreation) and is considered a supplement to the 2002 Pickwick RLMP. Definitions of TVA's land planning allocation zones are available at [www.tva.com/landplanzones](http://www.tva.com/landplanzones).

### General Information about Pickwick Reservoir

Pickwick Reservoir is an impoundment of the Tennessee River formed by Pickwick Landing Dam, which is located at Tennessee River mile (TRM) 206.7 in Hardin County, Tennessee. Pickwick Reservoir is located in parts of three states—Alabama, Mississippi, and Tennessee. TVA originally acquired 63,625 acres of land for construction of the reservoir, which was completed in February 1938. TVA has retained 19,238 acres of land lying above full pool elevation. At full pool, the reservoir is 52.7 miles long; shoreline length is 490.6 miles; and surface area is 43,100 acres.

### Pickwick Parcel 75 (XPR-75PT2) and Parcel 75a (XPR-75aPT2)

XPR-75PT2 (4.7 acres) is located in Colbert County along the right bank of Bear Creek mile 3.0 and has gently sloping terrain with scattered trees and shrubs along the shoreline. In the 2002 Pickwick RLMP, XPR-75PT2 was allocated for "Shoreline Access." However, the private backlying property owner has requested Section 26a approval for a commercial recreation water-use facility on the TVA land fronting a portion of this property. The "Shoreline Access" land use allocation is considered incompatible with the requested development of the property as proposed by the commercial campground owner. To allow consideration of this Section 26a permit request, TVA is proposing to change the land use allocation for the 1.4-acre portion of XPR-75PT2 to "Developed Recreation." The proposed allocation change would result in new 1.4-acre Parcel 75a (XPR-75aPT2) with approximately 660 linear feet of shoreline allocated for "Developed Recreation." The remaining 3.3 acres of Parcel 75 (XPR-75PT) would remain allocated as "Shoreline Access." Requests for private water use facilities would not be considered for new Parcel 75a and would continue to be considered for Parcel 75.



- XPR-75PT2 - Area to Remain as Zone 7 (Approx 3.3 acres)
- XPR-75aPT2 - Area to be Reallocated as Zone 6 (Approx 1.4 acres)

## Exhibit Map

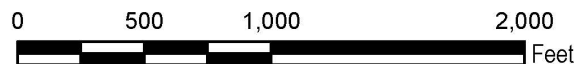
### Land Use Allocation Change XPR-75PT2 and XPR-75aPT2 Colbert County, Alabama Bear Creek Mile 3.0R

Map Reference:  
C/D Stage: 25  
Quad: 25SE



Natural Resources

Pickwick Reservoir



November 15, 2018



## Pickwick Reservoir Land Management Plan Allocation Change – XPR-104PT2 and XPR-104aPT2

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### **Reservoir Land Planning Errors**

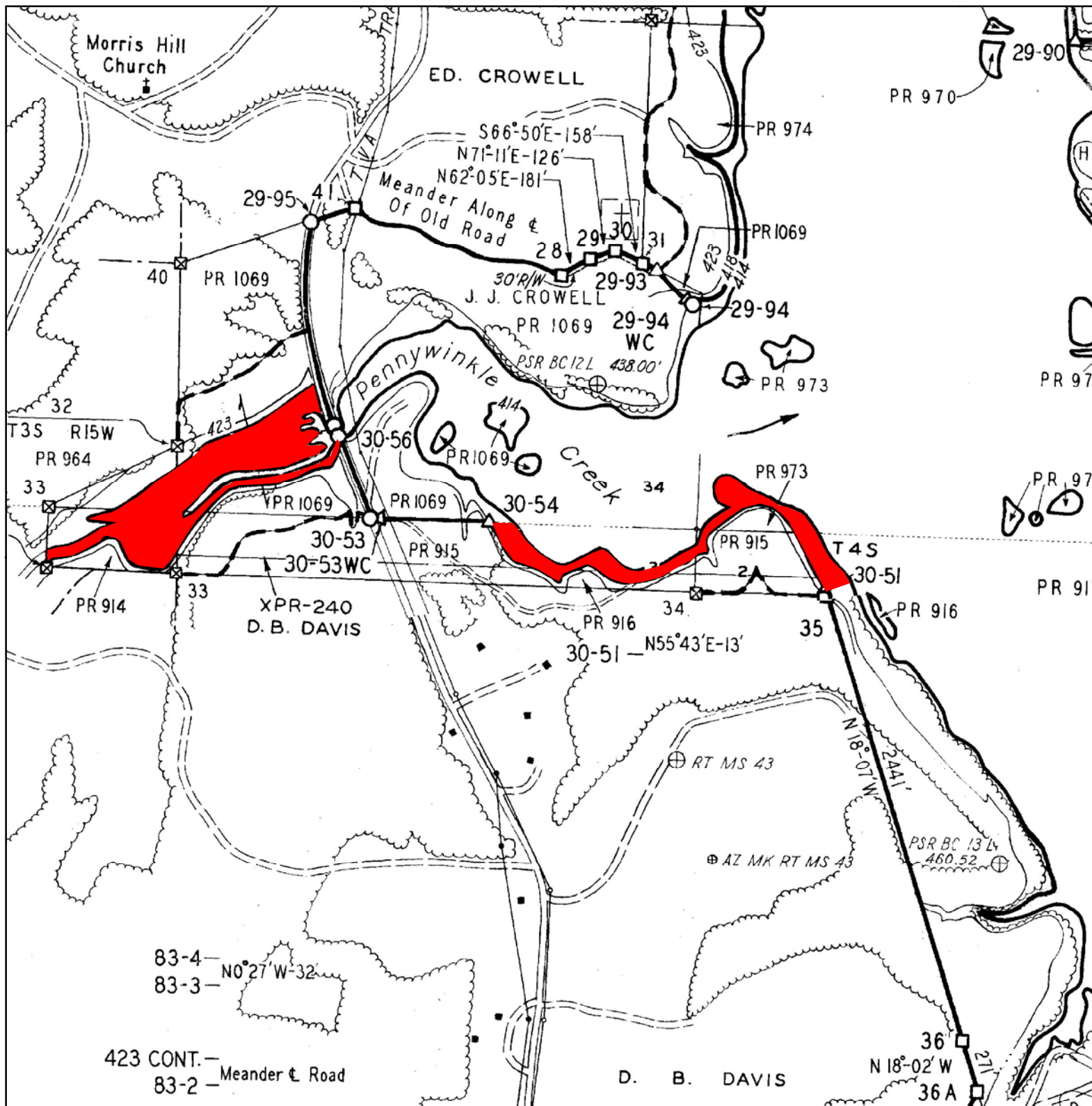
After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), all future uses of TVA managed lands on that reservoir must then be consistent with the allocations within that RLMP. Recent research of deeds shows that on certain TVA reservoir land tracts and the current land management zone allocations have the potential to conflict with egress and ingress rights of the adjacent property owners if the current 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 Pickwick Parcel 104 (XPR-104PT2) and is considered a supplement to the 2002 Pickwick RLMP. Definitions of TVA's land planning allocations are located on TVA's Web site [www.tva.com/landplanzones](http://www.tva.com/landplanzones).

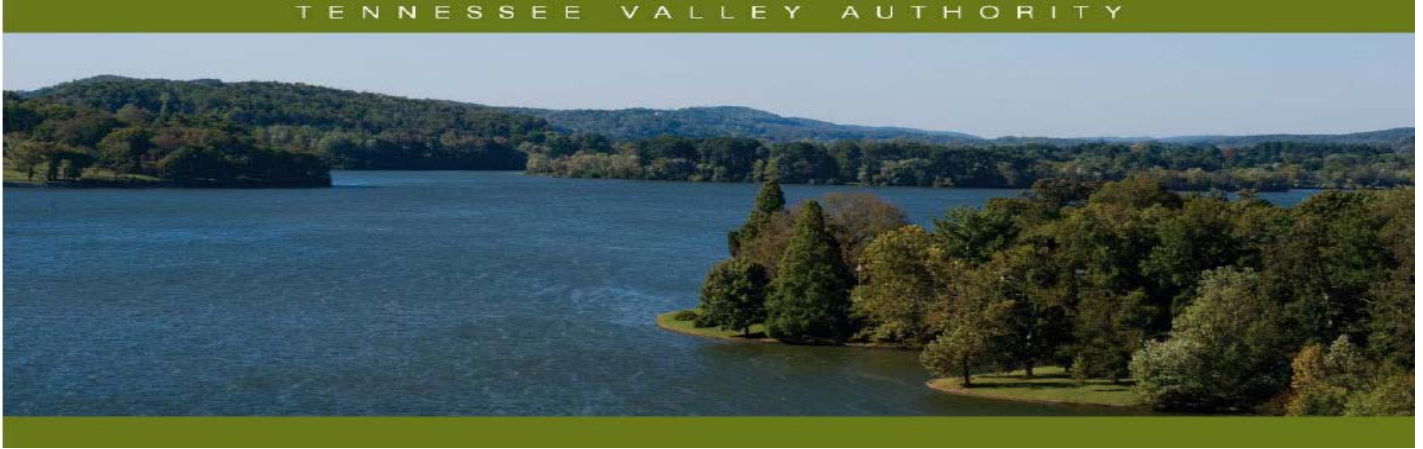
### **General Information about Pickwick Reservoir**

Pickwick Reservoir is an impoundment of the Tennessee River formed by Pickwick Landing Dam, which is located at Tennessee River mile 206.7 in Hardin County, Tennessee. Pickwick Reservoir is located in parts of three states—Alabama, Mississippi, and Tennessee. TVA originally acquired 63,625 acres of land for construction of the reservoir, which was completed in February 1938. TVA has retained 19,238 acres of land lying above full pool elevation. At full pool, the reservoir is 52.7 miles long; shoreline length is 490.6 miles; and surface area is 43,100 acres.

### **Pickwick Parcel 104 (XPR-104PT2) and Parcel 104a (XPR-104aPT2)**

XPR-104PT2 (248.66 acres) is located in Colbert County, Alabama, along the left descending bank of Bear Creek Mile 15.3. In the 2002 RLMP, XPR-104PT2 was allocated for Zone 4 (Natural Resource Conservation). However, a portion of XPR-104PT2 fronts former TVA property (XPR-240) which TVA sold subject to Section 31 of the TVA Act. Upon the sale of this land, TVA granted the right to construct water use facilities in accordance with plans approved by TVA. In order to resolve the potential conflict from the 2002 RLMP allocation, approximately 12.90 acres of XPR-104PT2 with 5,145 feet of shoreline (XPR-104aPT2) is now allocated as Zone 7 (Shoreline Access) and requests for private water use facilities will be considered. The remainder of the original XPR-104PT2 (235.76 acres) remains designated as "Natural Resource Conservation."





## Pickwick Reservoir Land Management Plan Allocation Change – XPR-130PT2 and XPR-130aPT

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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 Pickwick Parcel 130 (Plan Tract No. XPR-130PT2) was mistakenly designated as Zone 4 (Natural Resource Conservation) and should have been allocated as Zone 5 (Industrial) to reflect an existing agreement for a barge terminal and fleeting area. The resolution of the administrative error has resulted in the reallocation of a 4.00-acre portion of Parcel 130 to align with the footprint of the existing agreement and fleeting area on Parcel 130. This document addresses the reallocation of the 4.00-acre portion of Parcel 130 (new Parcel 130a) from “Natural Resource Conservation” to “Industrial” and is considered a supplement to the 2002 Pickwick Reservoir Land Management Plan. Definitions of TVA's land planning allocation zones are available at <https://www.tva.gov/landplanzones>.

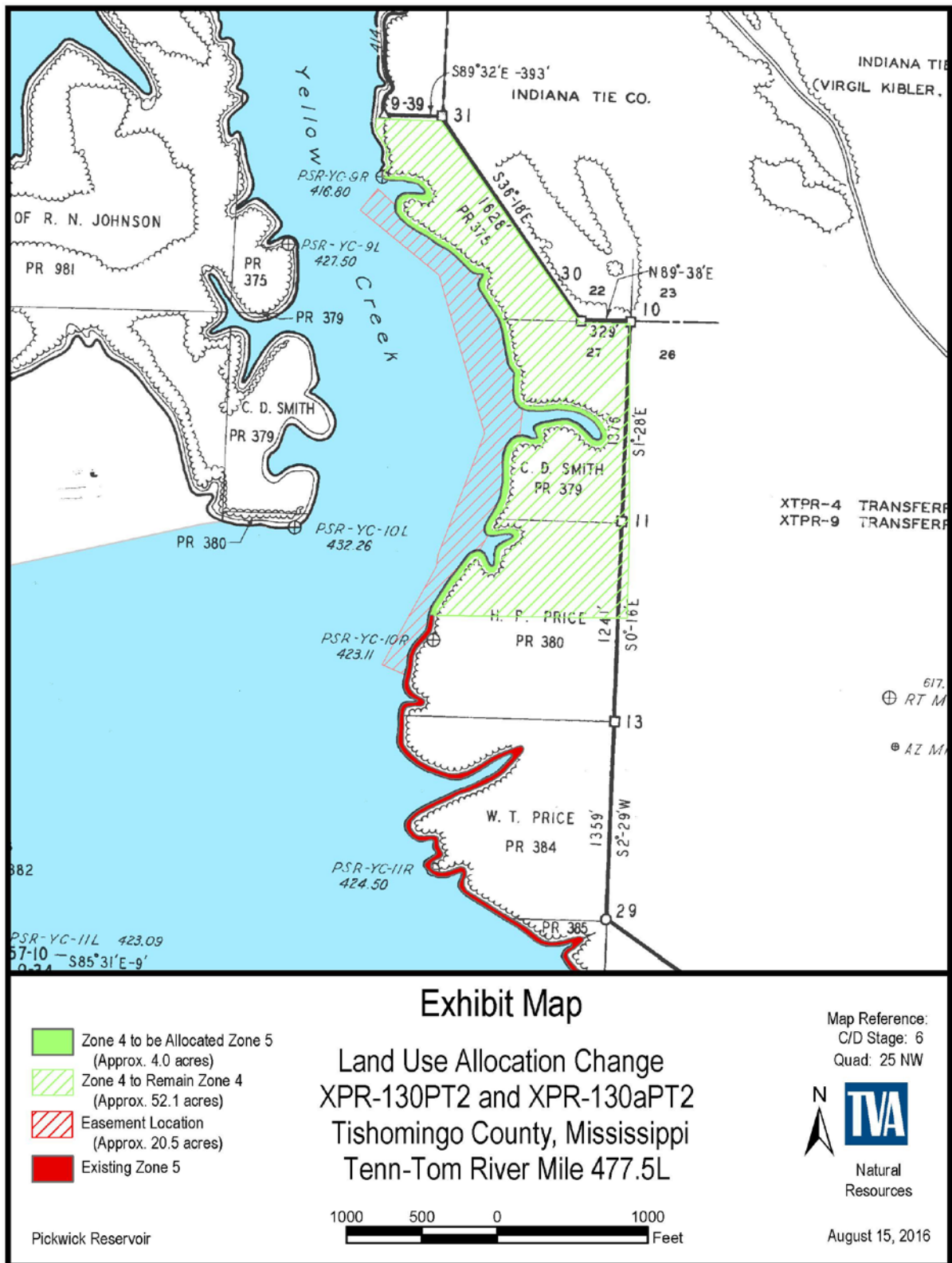
### General Information about Pickwick Reservoir

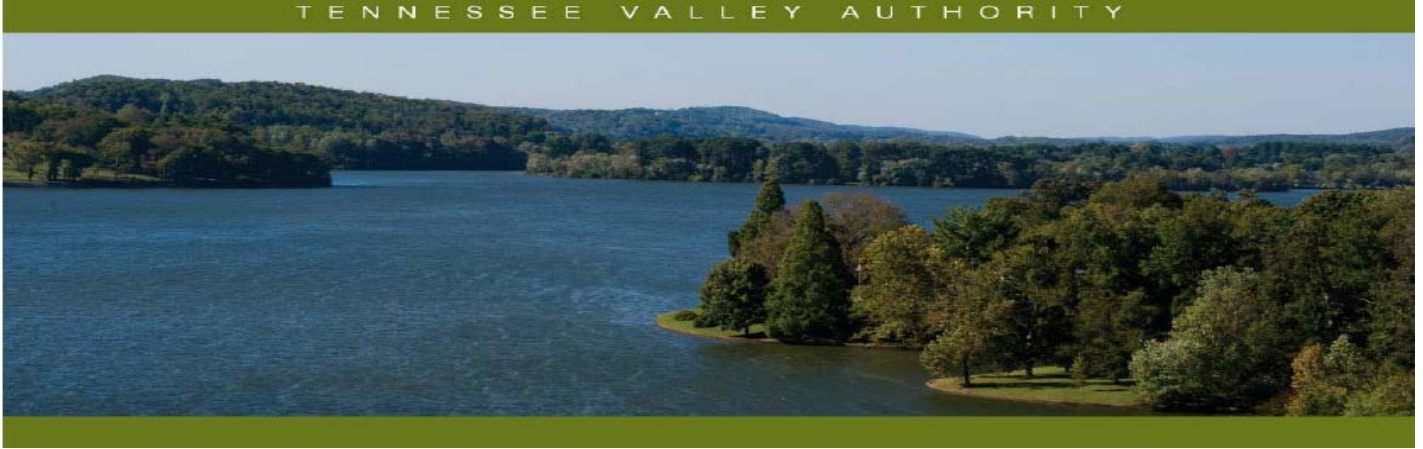
Pickwick Reservoir is an impoundment of the Tennessee River formed by Pickwick Landing Dam, which is located at Tennessee River mile (TRM) 206.7 in Hardin County, Tennessee. Pickwick Reservoir is located in parts of three states—Alabama, Mississippi, and Tennessee. TVA originally acquired 63,625 acres of land for construction of the reservoir, which was completed in February 1938. TVA has retained 19,238 acres of land lying above full pool elevation. At full pool, the reservoir is 52.7 miles long; shoreline length is 490.6 miles; and surface area is 43,100 acres.

### Pickwick Parcel 130 (XPR-130PT2) and Parcel 130a (XPR-130aPT2)

XPR-130PT2 (56.11 acres) is located in Tishomingo County, Mississippi along the left bank at Tennessee-Tombigbee Waterway mile 447.5 and has gently sloping terrain with scattered trees and shrubs along the shoreline. Parcel 130 is adjacent to an existing fleeting area and the 4.00-acre portion of Parcel 130 that is within an existing barge terminal agreement footprint (XPR-130aPT2) has been allocated for “Industrial” to correct the administrative error. Parcel 130 (XPR-130PT2) has been reduced by 4.00 acres and the remaining 52.11 acres continues to be allocated as “Natural Resource Conservation” (Figure 1). The correction of the parcel allocation would reflect legal instruments in existence but overlooked when the parcels were planned.

Figure 1. Exhibit Map for Allocation Change to Correct Administrative Error on Pickwick Reservoir





## Pickwick Reservoir Land Management Plan Allocation Change – XPR-160PT2 and XPR-160aPT2

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### Reservoir Land Planning Errors

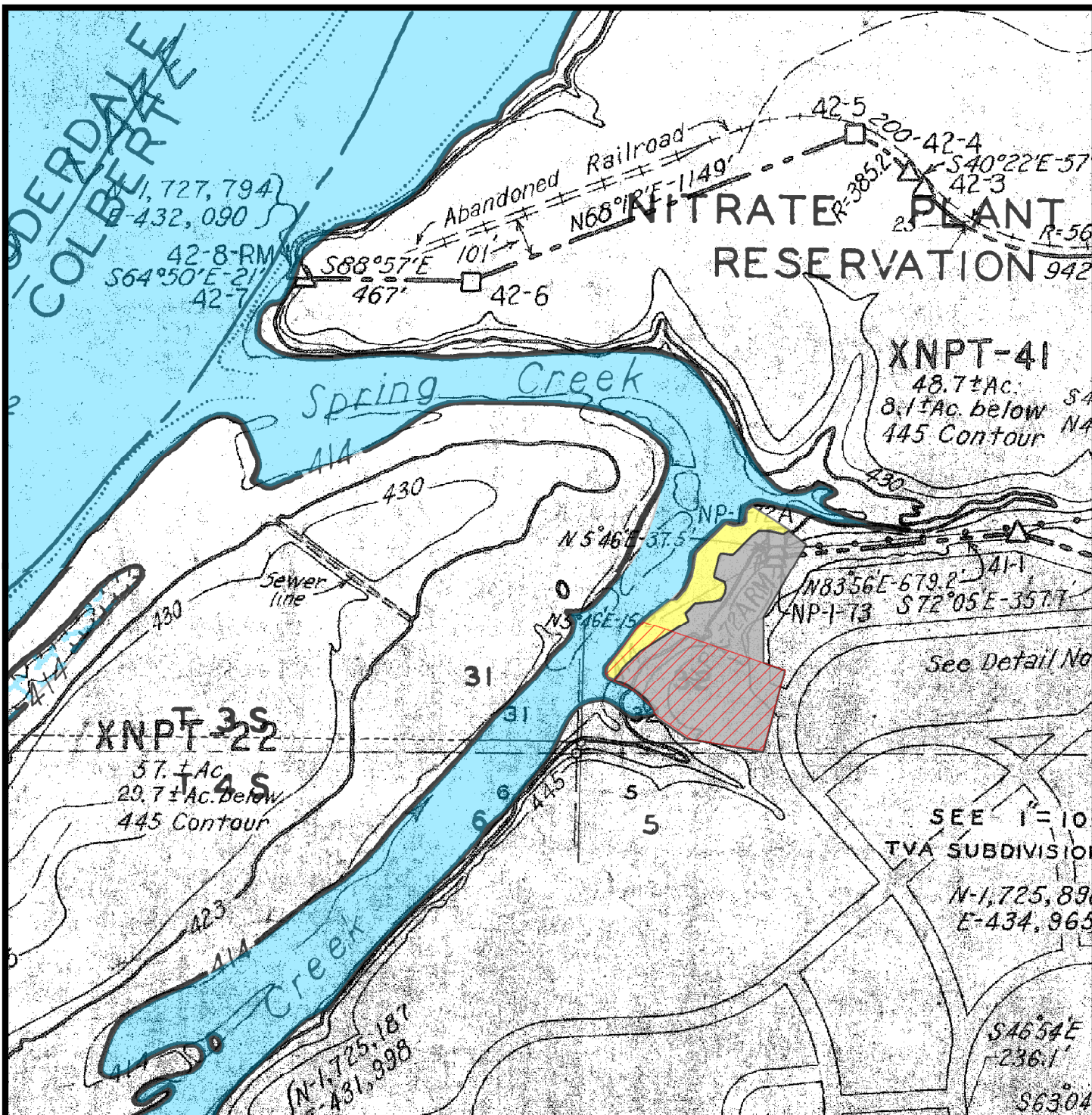
After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must be consistent with the land use allocations within that RLMP. In 2002, the TVA Board of Directors approved the Pickwick RLMP, which assigned land use categories that identified the most suitable uses for approximately 19,238 acres of TVA public land. A 1.0-acre portion of XPR-160PT2, with 860 feet of shoreline, and a 4.1-acre portion of “Unplanned” backlying TVA property should have been designated as Zone 2 (Project Operations) in the 2002 Pickwick RLMP. This document addresses the reallocation of this 5.1-acre area and is considered a supplement to the 2002 Pickwick RLMP. Definitions of TVA’s land planning allocation zones are available at [www.tva.com/landplanzones](http://www.tva.com/landplanzones).

### General Information about Pickwick Reservoir

Pickwick Reservoir is an impoundment of the Tennessee River formed by Pickwick Landing Dam, which is located at Tennessee River mile (TRM) 206.7 in Hardin County, Tennessee. Pickwick Reservoir is located in parts of Alabama, Mississippi, and Tennessee. TVA originally acquired 63,625 acres of land for construction of the reservoir, which was completed in February 1938. TVA has retained 19,238 acres of land lying above full pool elevation. At full pool, the reservoir is 52.7 miles long; shoreline length is 490.6 miles; and surface area is 43,100 acres.




### Pickwick Parcel 160 (XPR-160PT2) and Parcel 160a (XPR-160aPT)

XPR-160PT2 (84.9 acres) is located in Colbert County, Alabama along the right descending bank of Spring Creek mile 0.4 on Pickwick Reservoir. When the Pickwick RLMP was developed, TVA overlooked a license agreement with the City of Sheffield for use by Colbert County, Alabama for maintenance facilities. An approximately 1.0-acre portion of XPR-160PT2, with 860 feet of shoreline, should have been designated as “Project Operations” instead of Residential Access (Zone 7) to reflect the license agreement. Further, an additional 4.1 acres of backlying TVA property adjoining the 1.0-acre area was inadvertently omitted during the development of the RLMP and should also have been designated as “Project Operations.” Correction of the land use allocation to “Project Operations” would reflect legal instruments in existence but overlooked when Pickwick Reservoir was planned. The 5.1-acre area will be renamed XPR-160aPT2 (Parcel 160a). Requests for private water use facilities would not be considered on XPR-160aPT2. XPR-160PT2 consists of the remainder of the original reservoir land tract (approximately 83.9 acres) and would remain allocated as “Residential Access.”



## Exhibit Map

Land Use Allocation Correction  
XPR-160PT2 and XPR-160aPT2  
Colbert County, Alabama  
Spring Creek Mile 0.4R

-  Easement Location  
(Approx. 1.9 acres)
-  Zone 7 to be Allocated Zone 2  
(Approx. 1.0 acre)
-  Unplanned to be Allocated Zone 2  
(Approx. 4.1 acres)

500 250 0 500  
Feet

Pickwick Reservoir

Map Reference:  
C/D Stage: 52-D  
Quad: 45NE



Natural  
Resources

October 23, 2015