



Tellico Reservoir Land Management Plan Revision Frequently Asked Questions (FAQs)

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1. What is a land use zone?

- TVA managed public land is a designated range of allowable potential uses from one of seven categories or “zones”. The land use zones describe how TVA will manage public land, and the allocation of a parcel to a particular land use zone identifies that land for specific uses. See all of the land use zones and their definitions on TVA’s website at: <https://www.tva.gov/landplanzones>

2. How can I find out what the land near me is zoned for?

- If you would like to know the allocation of a specific portion of public land, look on TVA’s website at <https://www.tva.com/landplans> or TVA can provide you with a copy of the RLMP for your area.

3. What purpose does a land plan serve?

- RLMPs guide land use approvals, private water use facility permitting, and resource management decisions on TVA-managed public land. Implementation of RLMPs minimize conflicting land uses and give TVA clear guidance on how to handle requests for the use of public land.

4. Does TVA complete an environmental review for land plans?

- TVA’s land planning process incorporates the environmental review process established under the National Environmental Policy Act (NEPA). An environmental assessment (EA) will be prepared for the Tellico RLMP Revision to consider potential impacts associated with the proposed changes to the land use allocations on parcels or portions of parcels.
- Because RLMPs are programmatic plans that designate potential allowable uses and do not involve specific land actions, the analysis of potential impacts will consider potential allowable uses as defined in the land use zone definitions. Completion of a site-specific environmental review to evaluate the potential environmental effects of a proposal for a specific parcel(s) would occur prior to any proposed development or activity on public land. As necessary, TVA would impose any necessary mitigative measures as conditions of approval for the use of public lands to minimize adverse environmental effects.

5. How does TVA decide to allocate the parcels?

- The reservoir planning process is a systematic method of identifying and evaluating the most suitable use of public lands under TVA stewardship. RLMPs are developed by a team of land managers and technical experts from TVA, knowledgeable about each reservoir and its resources. The planning team made land use decisions by integrating public needs, land records and land rights, TVA business needs, environmental conditions, economic benefits, and the original congressional intent of each reservoir project. The process includes information from resource data, computer analysis, the public, and other agencies and knowledgeable TVA staff.

6. How are the reservoir land plans different than the Comprehensive Valleywide Land Plan (CVLP)?

- The CVLP is a holistic approach and methodology to balancing shoreline development, recreational use, sensitive and natural resource management and other uses and serves to identify whether too much or too little attention is being given to particular land uses on a system-wide basis. The CVLP establishes a percentage range of allowable allocated uses for the lands TVA manages across its reservoir systems and enables TVA and the public to consider the totality of those allocations across the reservoir system.

7. How does TVA use public input?

- The information generated during public scoping will be compiled and analyzed. The planning team will use this input to guide land management plan objectives and revisions to the proposed allocations may be considered based on public input. After consideration of the public’s input and analyzing the environmental consequences of each alternative, TVA will issue a draft RLMP and EA for public review and comment. This review period is an additional opportunity to review TVA’s proposed RLMP amendment and the adequacy of its environmental analysis and to provide additional input. After completing the lands planning and environmental review processes, TVA will submit the final RLMP to the Chief Executive Officer (CEO) for approval. Comments will become part of the official record.

8. Why isn't TVA holding an in-person public scoping meeting?

- Due to concerns relating to COVID-19, the public scoping meeting will instead be offered through a variety of web-based platforms. A virtual public meeting setup and a webinar will be available at <https://www.tva.com/landplanreview> in addition to maps and additional information about the project. TVA is offering multiple ways to comment or ask questions about the project, including a short survey about land usage around Tellico Reservoir.

9. Doesn't Tellico Reservoir already have a plan in place?

- Yes, the current plan was approved in June of 2000. TVA is proposing to revise the Plan to reflect changes in conditions and circumstances as well as the need to respond to new issues. Due to numerous land requests and allocation changes approved since 2000, including sales and acquisitions, an updated plan is warranted. Additionally, TVA continues to work with the Tellico Reservoir Development Agency to carry out its mission under an agreement with TVA.

10. Why has the planned acreage on Tellico Reservoir changed?

- There have been both sales and acquisitions of TVA land that have occurred since the 2000 Tellico Lands Plan resulting in changes in the planned acreage on Tellico Reservoir.

11. When is the new Tellico Reservoir Plan expected to be completed?

- We are anticipating a completion date in Spring of 2022. It is anticipated that a draft plan will be released for public review in the Fall of 2021.

12. Will the new Tellico Reservoir Plan take away the rights I have for a dock? In the current Plan, my property adjoins a Zone 7 (Residential Development) parcel, but in the new Plan, it does not adjoin Zone 7.

- TVA defines shoreline access rights as property rights across TVA-owned shoreland held by some adjacent landowners. These rights provide access to the water and allow the landowner to request TVA permits for proposed docks and other water-use facilities. The reservoir lands planning process will not change the existing access rights of adjacent property owners for the use of TVA-managed public land.
- On Tellico, rights for water-use facilities are also managed by the contract between TVA and TRDA. Many properties around the reservoir do not have the necessary land rights to apply for a dock but are eligible to apply (through the contract) for a private recreation easement across TVA property that would grant the necessary rights to consider water-use facilities. Because of the complexity of that contract, TVA has devised an additional visual mechanism (a colored line between private property and TVA property) for identifying lands that may be eligible to apply for private recreation easements which would grant the rights for water-use facilities. This includes rezoning lands that were previously under Zone 7 (Residential Development) but does not mean that the property is no longer eligible to apply for a recreation easement. The line will better represent the properties around the reservoir that may be eligible to apply for a recreation easement. Please note that surveys are ultimately required in determining eligibility (private property must be within 100' of the 820' contour) and interested homeowners would need to contact TVA before performing a survey (to ensure the survey will meet TVA standards and confirm that the property meets other eligibility criteria). Please see the Recreation Easement FAQs for more information.

13. There have been a lot of changes to the proposed allocations around the reservoir. Why is TVA considering so many changes to the plan?

- Many of the proposed changes to the plan are administrative in nature. These proposed changes will allow the new plan to align with current lands planning practices and allow for better land management practices. The new plan also allows TVA to update records where properties have been acquired and sold. Additionally, TVA has been presented with several plans by public entities for consideration and a new land plan is the only time these type of plans can be considered.

14. What is the Tellico Reservoir Development Agency's (TRDA) role in managing Tellico Reservoir?

- TRDA was created by the State of Tennessee to help carry out the economic development and recreation missions for the reservoir. TRDA continues to work towards these goals and works cooperatively with TVA in carrying out those goals through a contract between the parties.

15. Why does Tellico Village have to pay rent to the Tellico Reservoir Development Agency?

- The Tellico Village Property Owners Association has a 99-year lease with TRDA for many of the common properties around Tellico Village in order to preserve the values and amenities in the community as set forth in Tellico Village's Declaration of Covenants and Restrictions that was developed at the time of the initial sale and development of the property.

16. What can I do on Zone 3 (Sensitive Resource Management) and Zone 4 (Natural Resource Conservation) parcels?

- Please visit TVA's website for [Recreation on Undeveloped TVA Public Lands](#) to see an interactive map, rules for usage, and other information.

17. I know of a violation (e.g. littering, tree removal, land disturbance, homesteading, etc.) on reservoir land in an RLMP. What can I do?

- Rules for the use of TVA public lands can be found [here](#). Please contact the Public Lands Information Center (PLIC) at plic@tva.com or (800)882-5263 to report a violation.

18. Where can I find more information on TVA's website about reservoir lands planning?

- Visit <https://www.tva.com/landplans>

19. Where can I find more information about the Tellico Reservoir Land Plan Revision?

- Visit <https://www.tva.com/landplanreview>
- Plan to attend the webinar (registration required through the above website). If you cannot view the webinar live, a recording will be available on the website shortly after the event.
- Contact TVA staff via the contacts listed at the bottom of this document or the Public Lands Information Center, plic@tva.com or (800)882-5263

20. How can I participate?

- **Comments:** Comments can be submitted by mail (see address below), email (below) or through the TVA website at www.tva.com/landplanreview.
- **Questions:** Questions can be submitted by mail, email, or by contacting the TVA Public Lands Information Center at plic@tva.gov or (800) 882-5263.
- **Virtual Public Meeting:** A virtual public meeting will be available beginning on February 11, 2021 and will be available through the remainder of the public comment period. The virtual public meeting is available through the TVA website at www.tva.com/landplanreview.

- **Webinar:** A live webinar will occur on February 25, 2021. Registration is required for this event (register through the TVA website). General questions will be accepted during the webinar (site specific questions are better addressed through the mechanism above). A recording of the webinar will be posted on TVA's website at www.tva.com/landplanreview.

21. Contacts

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