

Tims Ford Reservoir DRAFT Land Management Plan Alternative B Zone 8 Examples

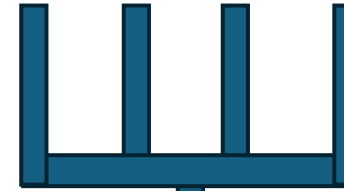
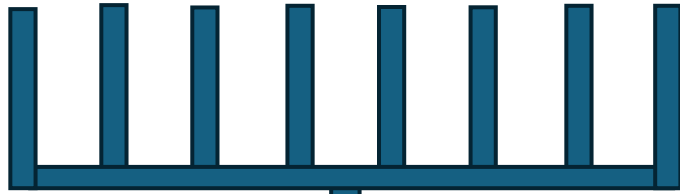
*For Illustration Purposes only, all concepts subject to change

**Alternative B
Example 1**

*Note: Not to scale

7-slip community facility,
managed by HOA

3-slip community facility
managed by the same HOA



*Only two corridors allowed on TVA property
(one for each community facility), no individual
facilities. Riprap can be applied for by HOA.*

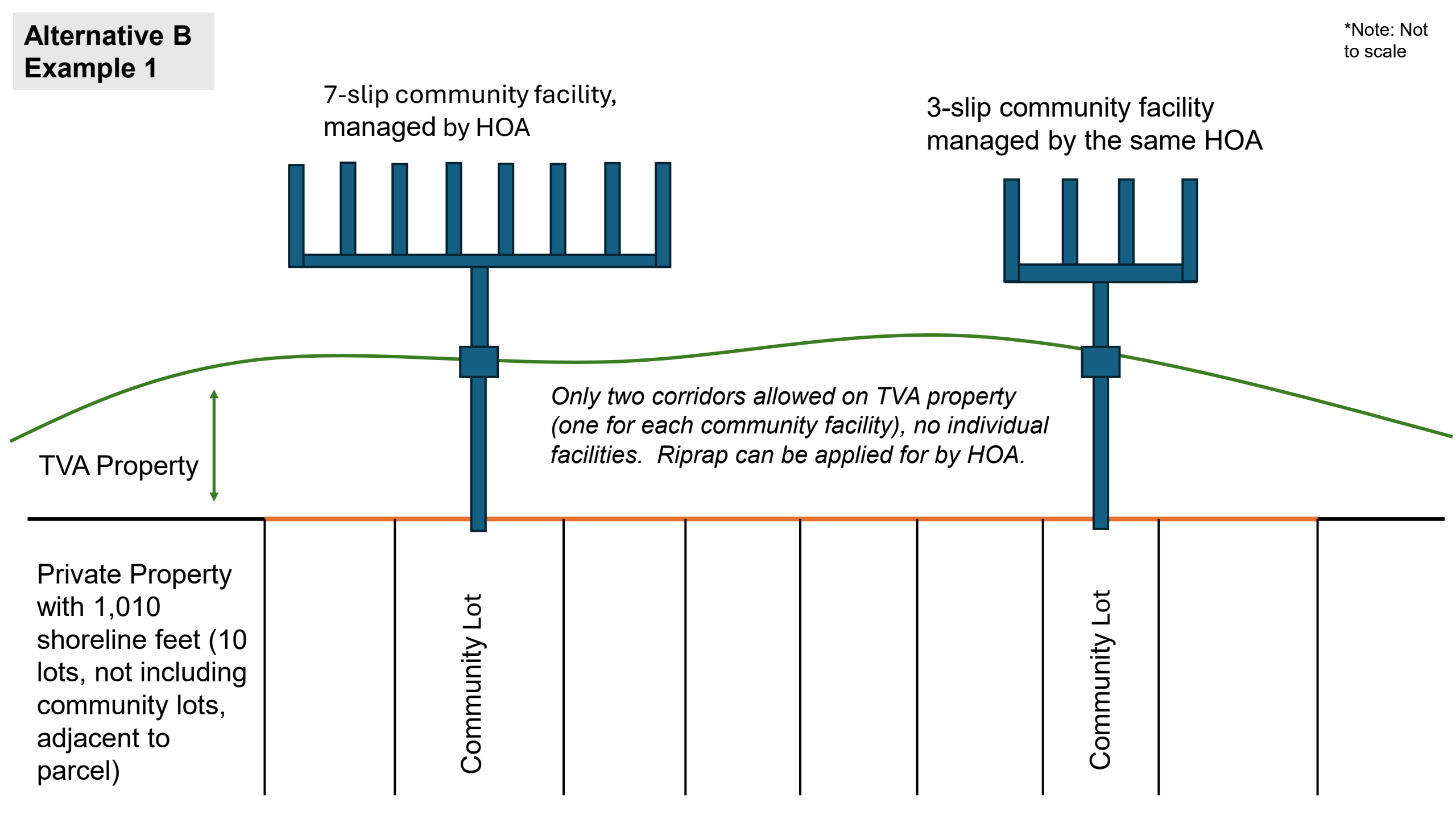
TVA Property



Private Property
with 1,010
shoreline feet (10
lots, not including
community lots,
adjacent to
parcel)

Community Lot

Community Lot

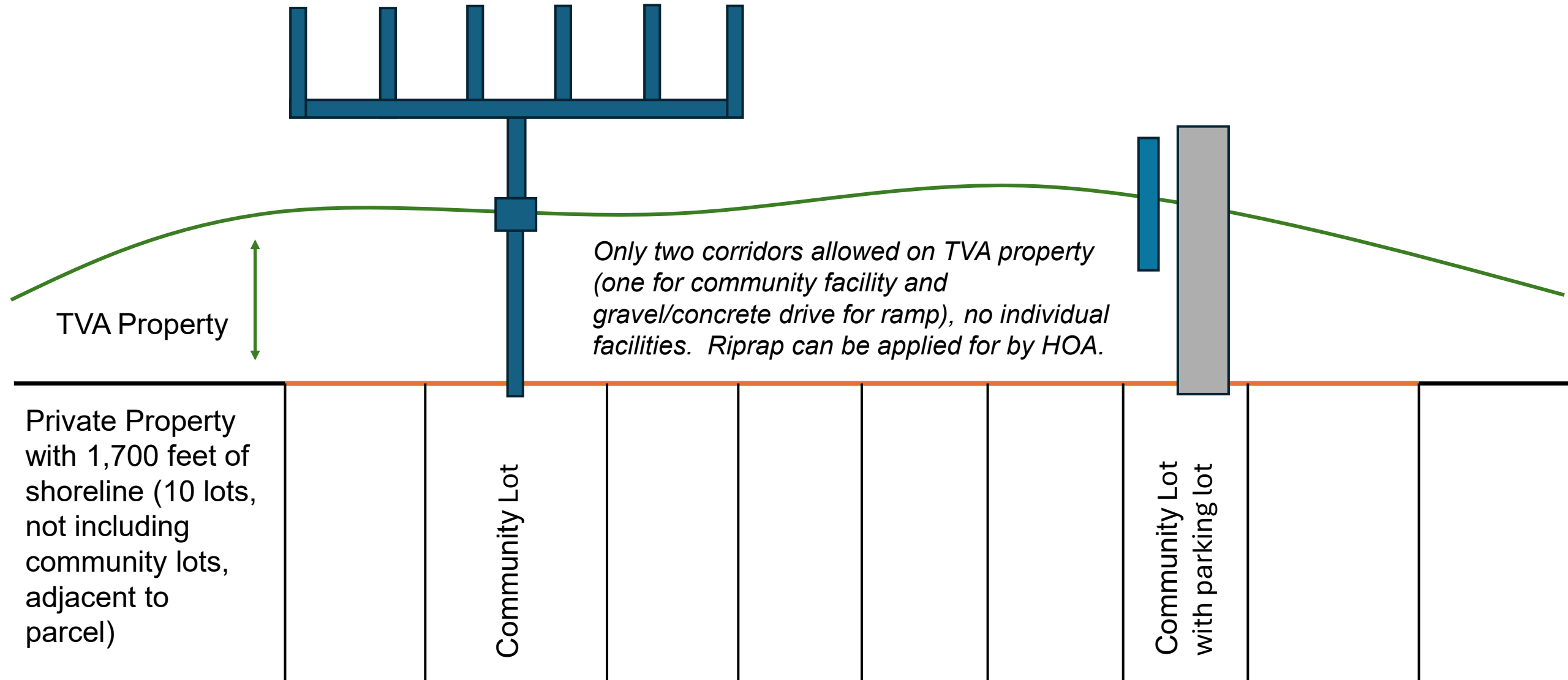


**Alternative B
Example 2**

*Note: Not to scale

5-double slip community facility, managed by HOA

Ramp with courtesy pier managed by the same HOA



Only two corridors allowed on TVA property (one for community facility and gravel/concrete drive for ramp), no individual facilities. Riprap can be applied for by HOA.

TVA Property

Private Property with 1,700 feet of shoreline (10 lots, not including community lots, adjacent to parcel)

Community Lot

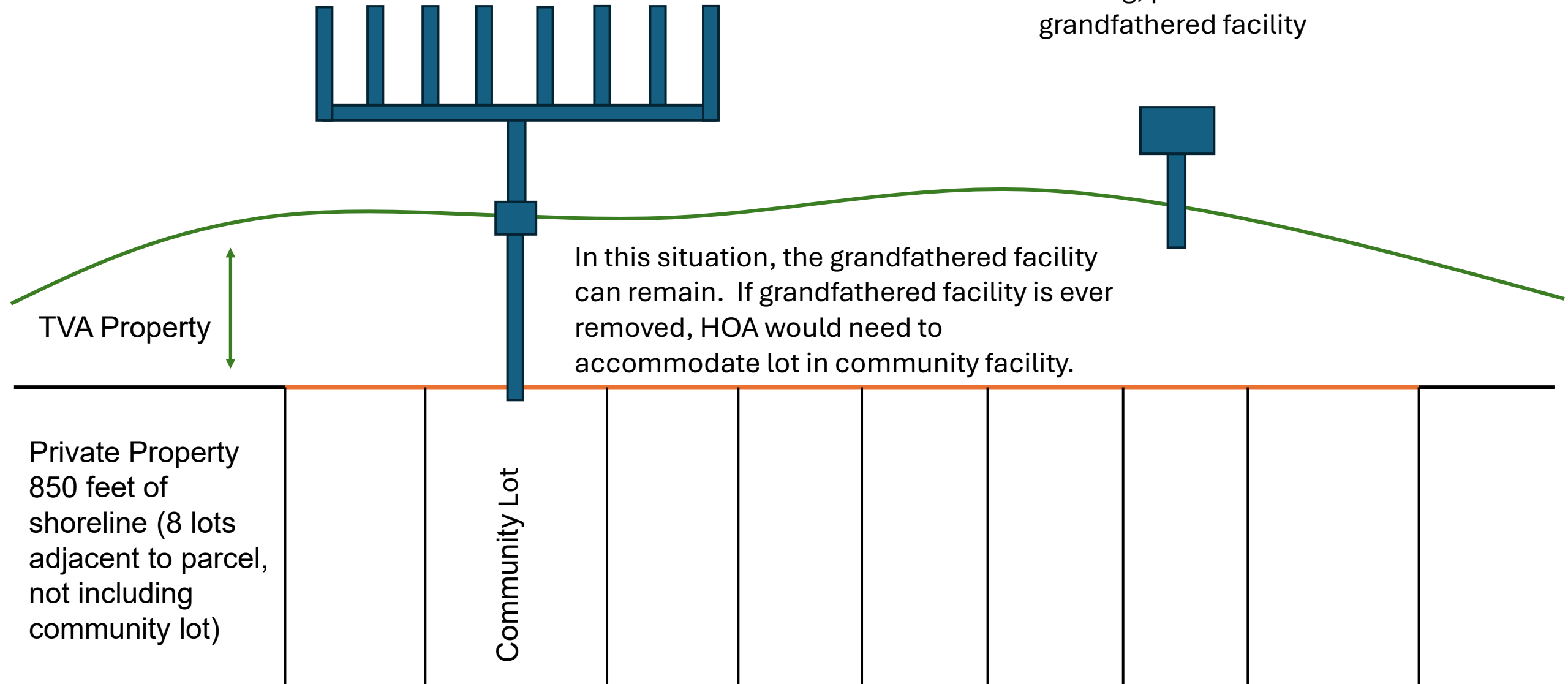
Community Lot with parking lot

**Alternative B
Example 3**

*Note: Not to scale

7-slip community facility,
managed by HOA.

Existing, permitted
grandfathered facility



TVA Property

Private Property
850 feet of
shoreline (8 lots
adjacent to parcel,
not including
community lot)

Community Lot

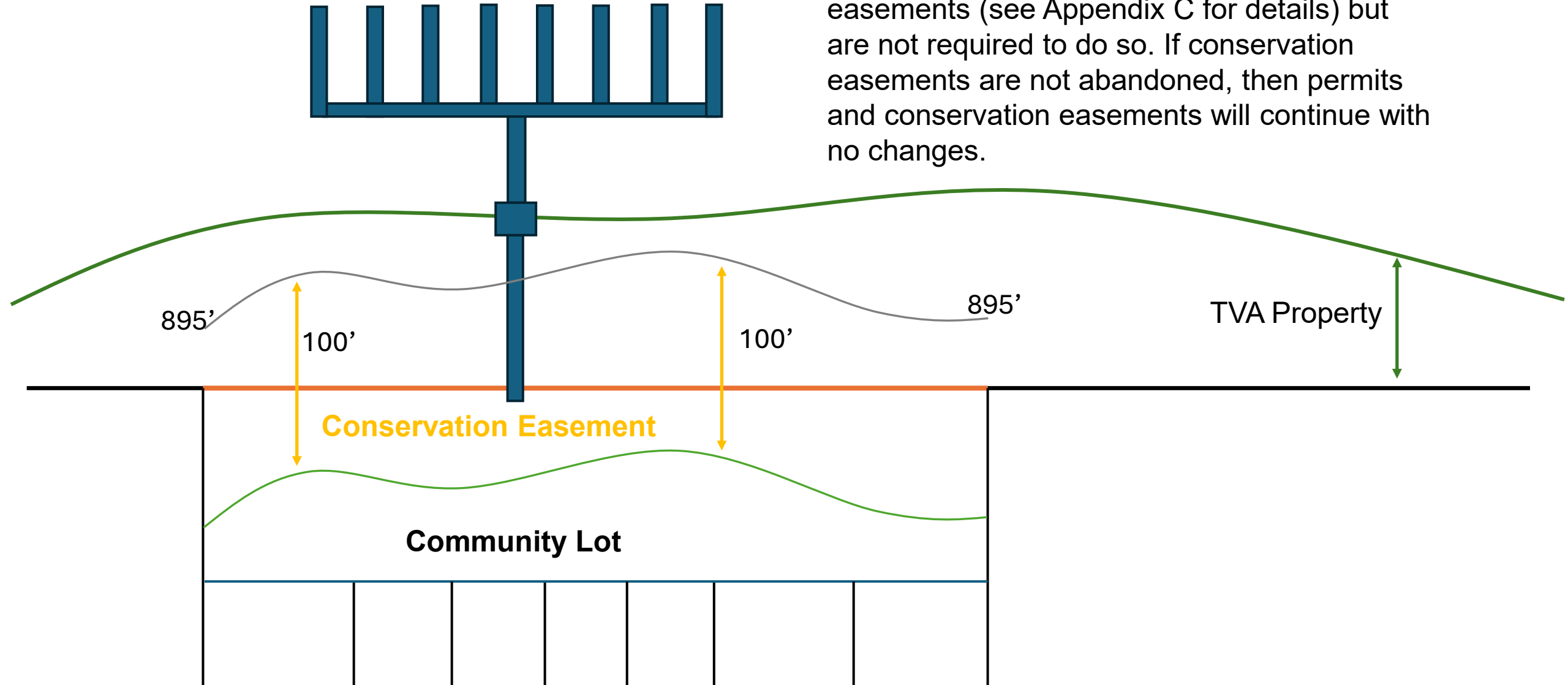
In this situation, the grandfathered facility
can remain. If grandfathered facility is ever
removed, HOA would need to
accommodate lot in community facility.

Alternative B Example 4

*Note: Not to scale

Existing community facility, managed by HOA and subject to conservation easement.

Conservation easement holders have the **option** to formally abandon conservation easements (see Appendix C for details) but are not required to do so. If conservation easements are not abandoned, then permits and conservation easements will continue with no changes.

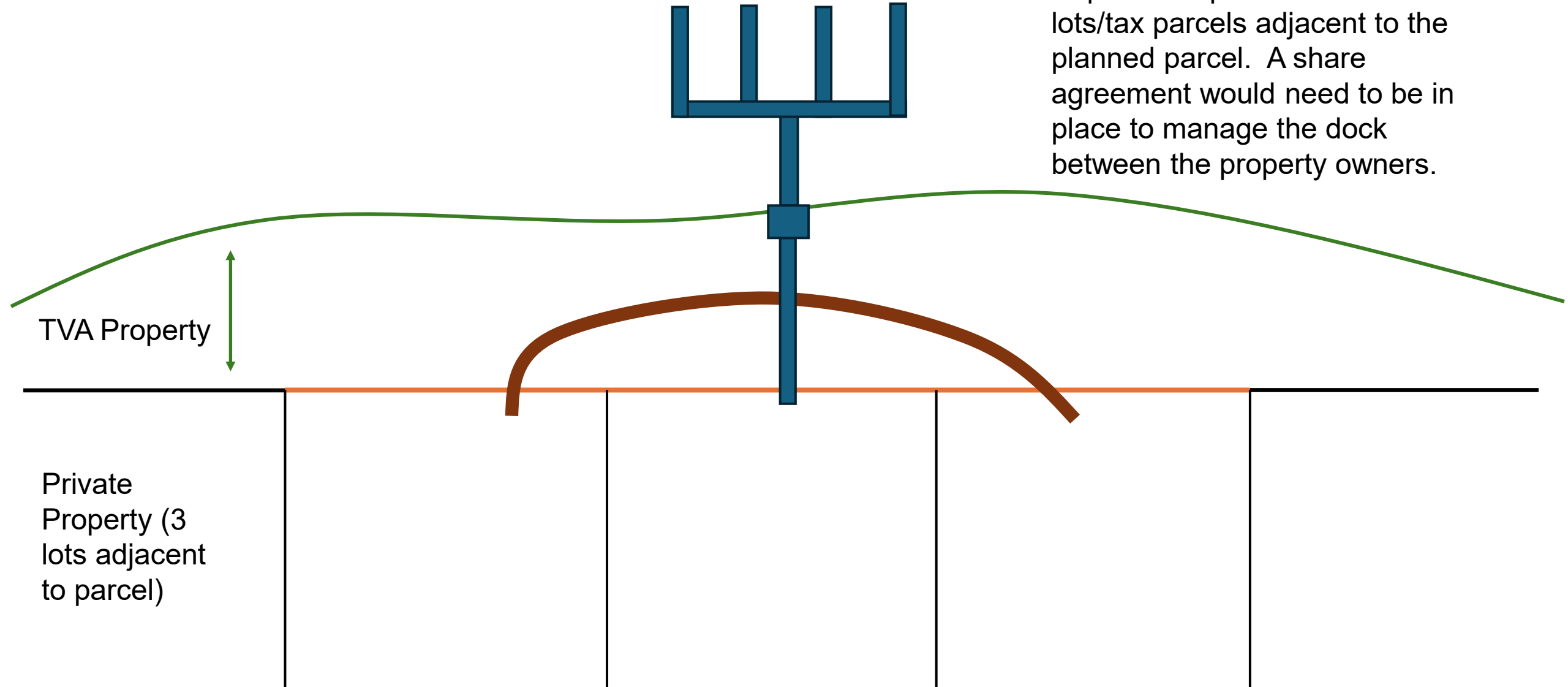


**Alternative B
Example 5**

*Note: Not
to scale

Shared facility between three
lots, each lot gets one slip and
has access from individual lot

No HOA or community lot
required for parcels with 4 or less
lots/tax parcels adjacent to the
planned parcel. A share
agreement would need to be in
place to manage the dock
between the property owners.



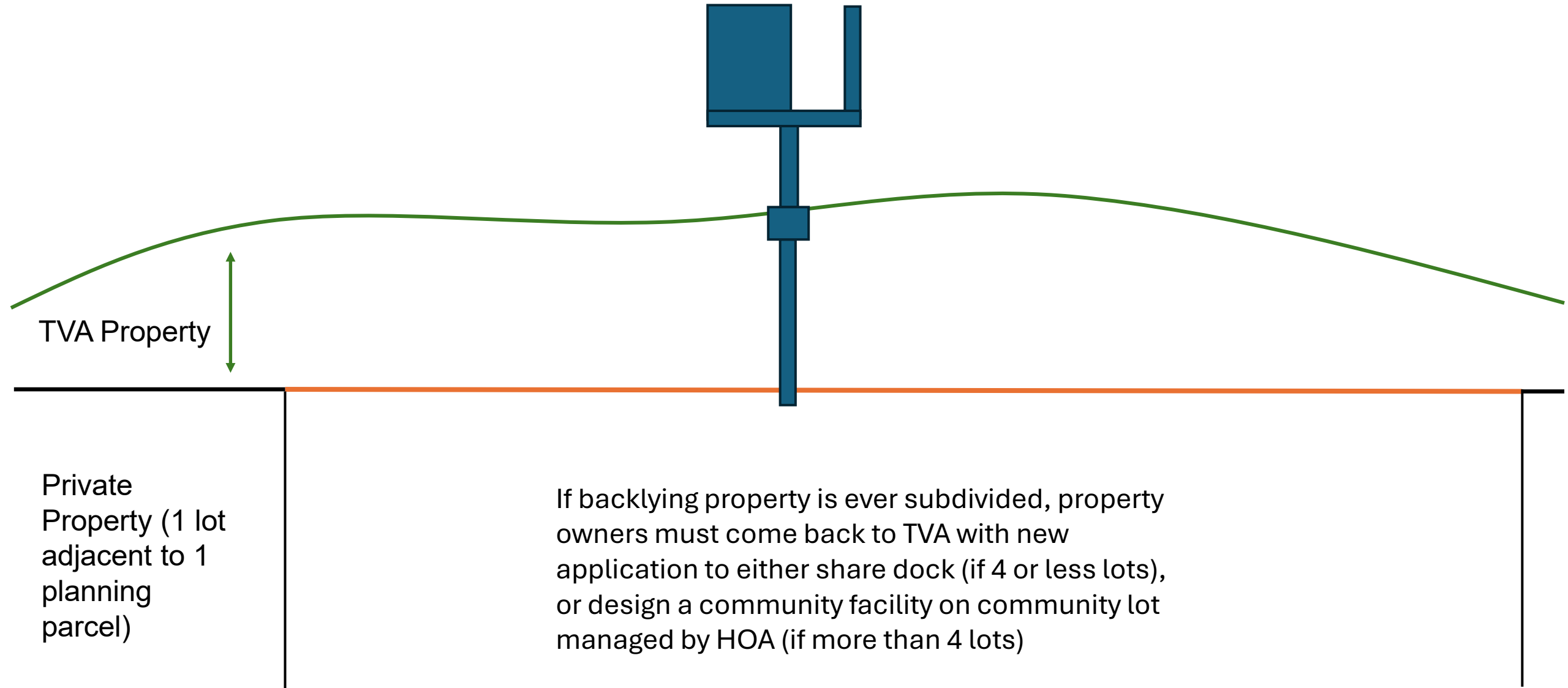
TVA Property

Private
Property (3
lots adjacent
to parcel)

**Alternative B
Example 6**

*Note: Not
to scale

1,000 square foot facility with a single
slip can be permitted.



TVA Property

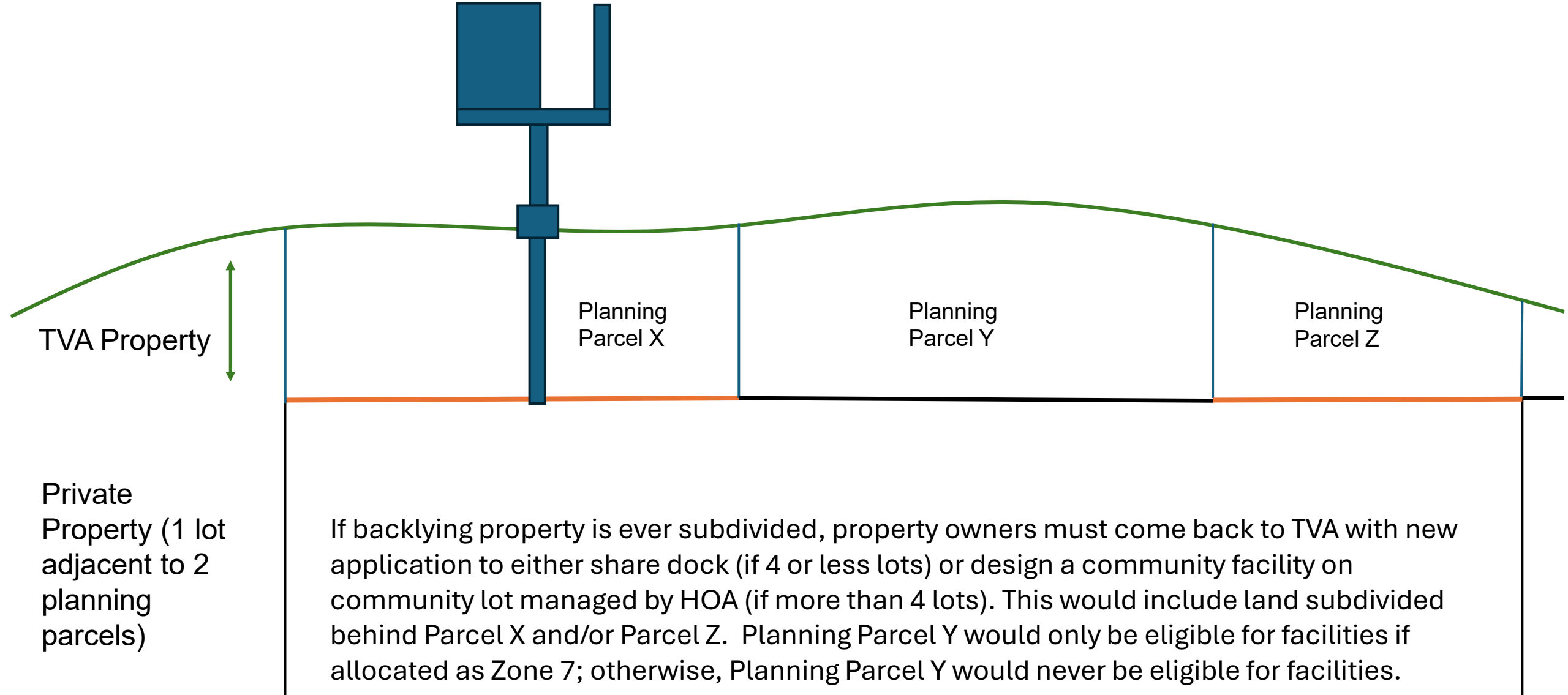
Private
Property (1 lot
adjacent to 1
planning
parcel)

If backlying property is ever subdivided, property
owners must come back to TVA with new
application to either share dock (if 4 or less lots),
or design a community facility on community lot
managed by HOA (if more than 4 lots)

**Alternative B
Example 6**

*Note: Not
to scale

Only one 1,000 square foot facility with a
single slip can be permitted per tax parcel.



TVA Property

Planning
Parcel X

Planning
Parcel Y

Planning
Parcel Z

Private
Property (1 lot
adjacent to 2
planning
parcels)

If backlying property is ever subdivided, property owners must come back to TVA with new application to either share dock (if 4 or less lots) or design a community facility on community lot managed by HOA (if more than 4 lots). This would include land subdivided behind Parcel X and/or Parcel Z. Planning Parcel Y would only be eligible for facilities if allocated as Zone 7; otherwise, Planning Parcel Y would never be eligible for facilities.

**Example of What Is Not
Allowed**

Not Allowed

*Note: Not to scale

