

# Tims Ford Reservoir Land Management Plan

## Alternative C Zone 8 Examples

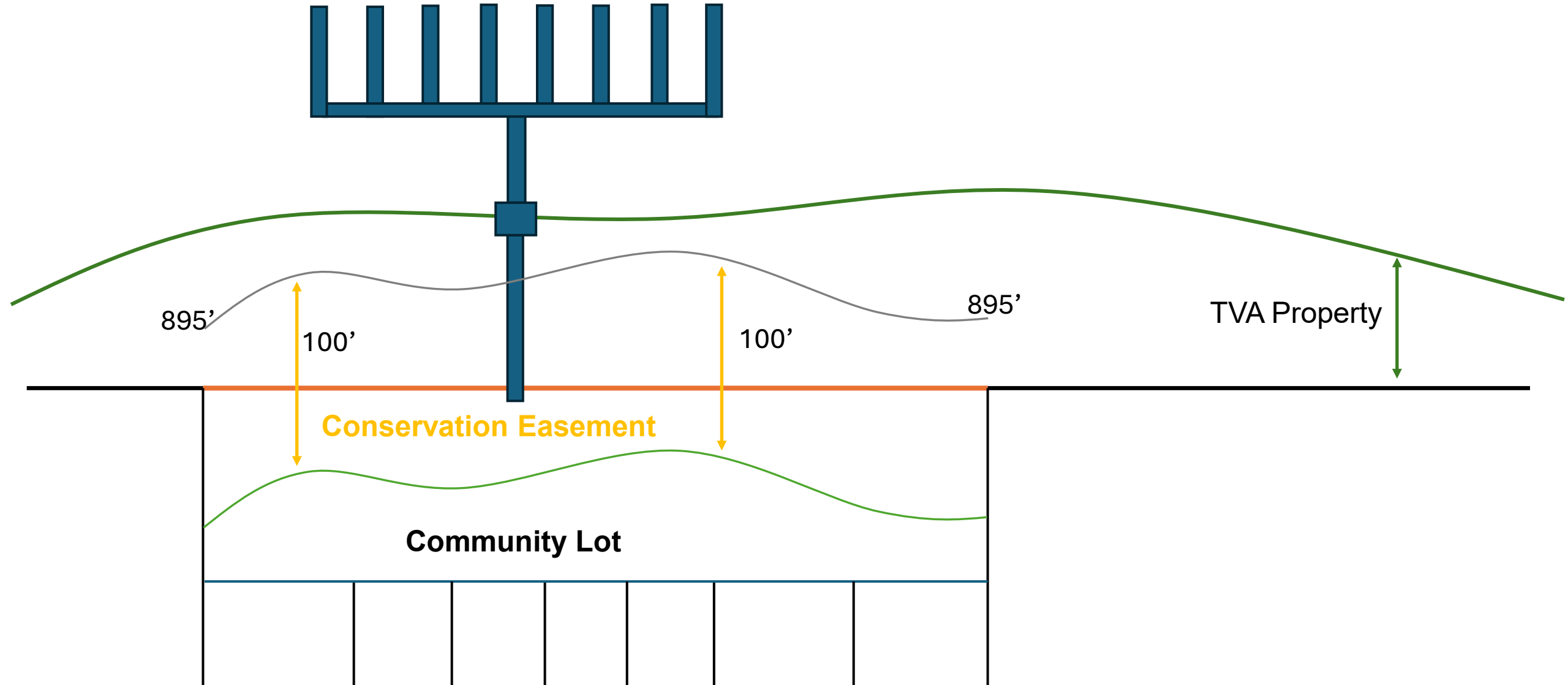
\*For Illustration Purposes only, all concepts subject to change

**Alternative C  
Example 1**

\*Note: Not to scale

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

No Changes. Conservation easements and permits will continue to be managed as is.

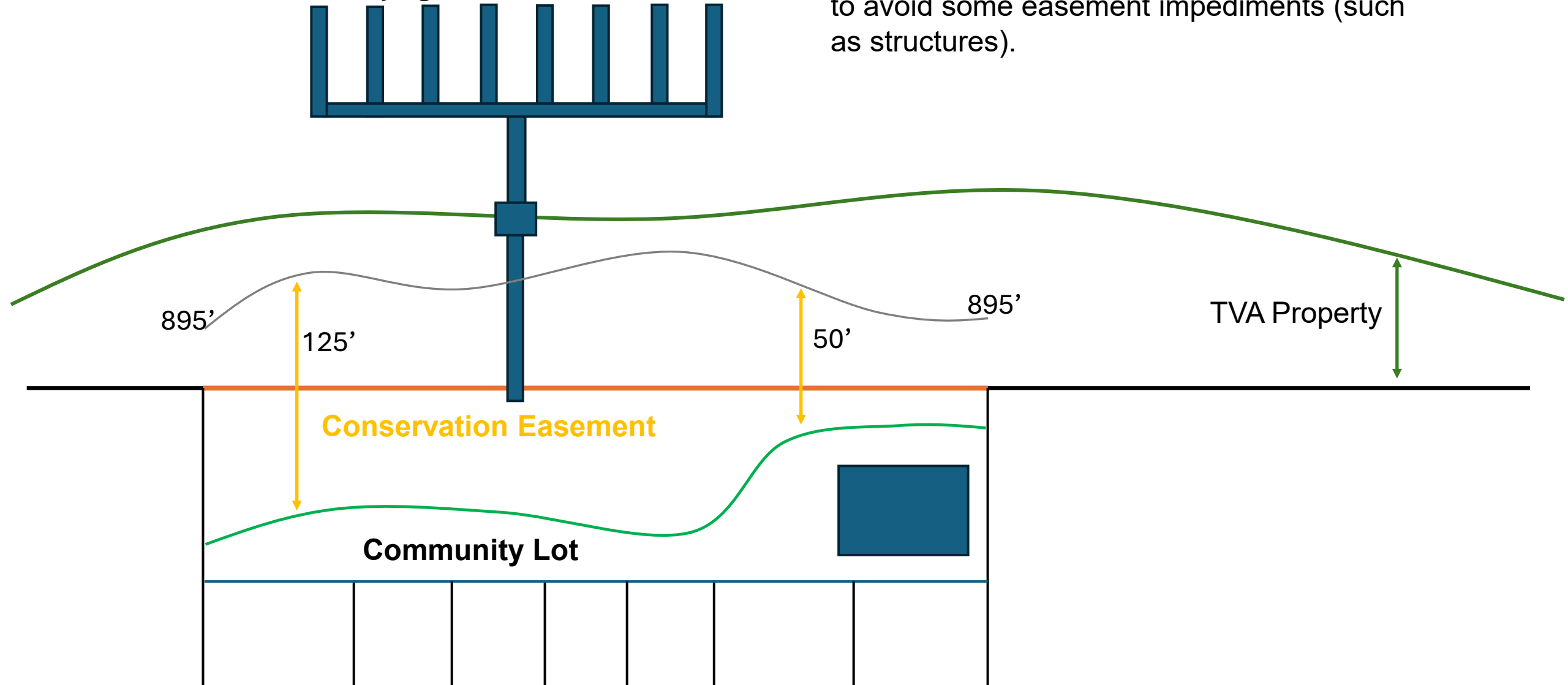


**Alternative C  
Example 2**

\*Note: Not to scale

Community facility, managed by HOA and subject to conservation easement. Seven slips, seven backlying lots.

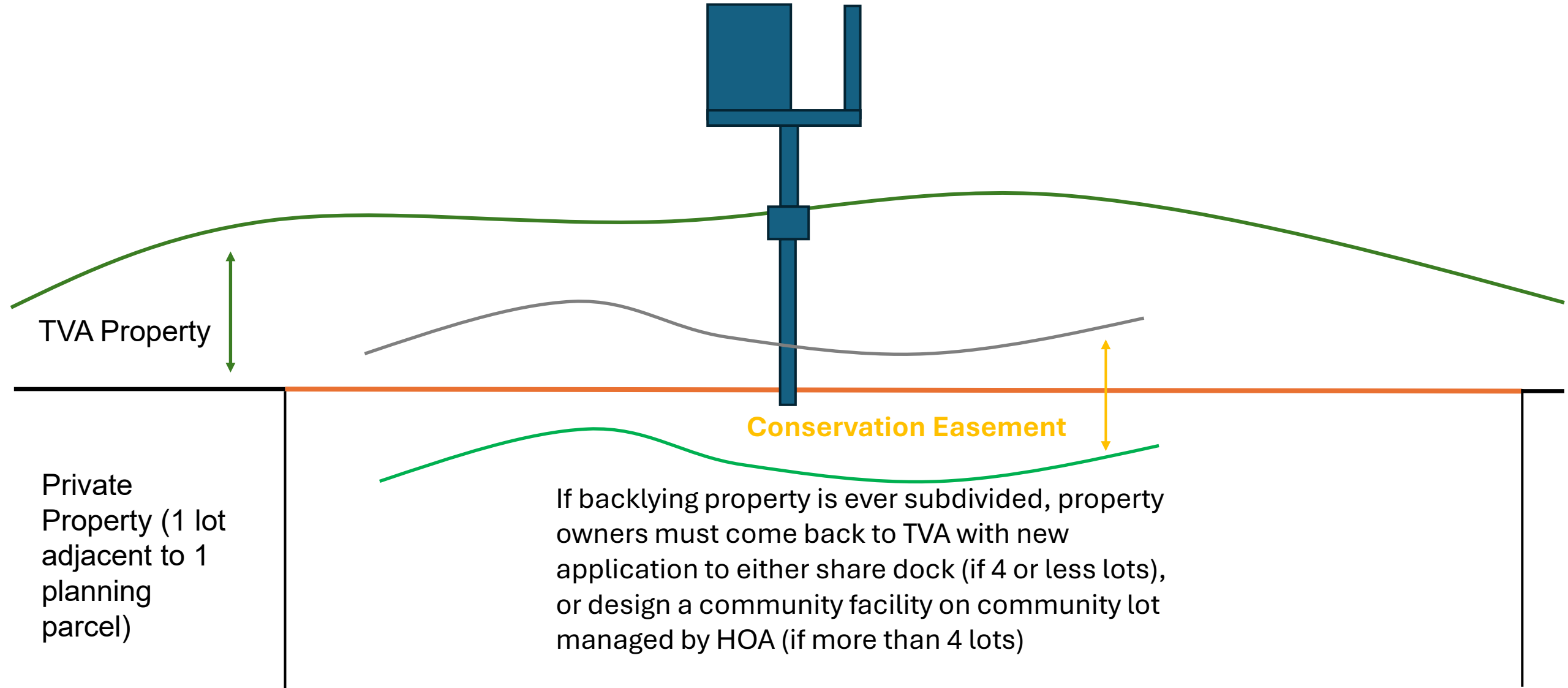
Conservation easement will be averaged to 100' deep from the 895-foot contour allowing to avoid some easement impediments (such as structures).



**Alternative C  
Example 3**

\*Note: Not  
to scale

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



TVA Property

**Conservation Easement**

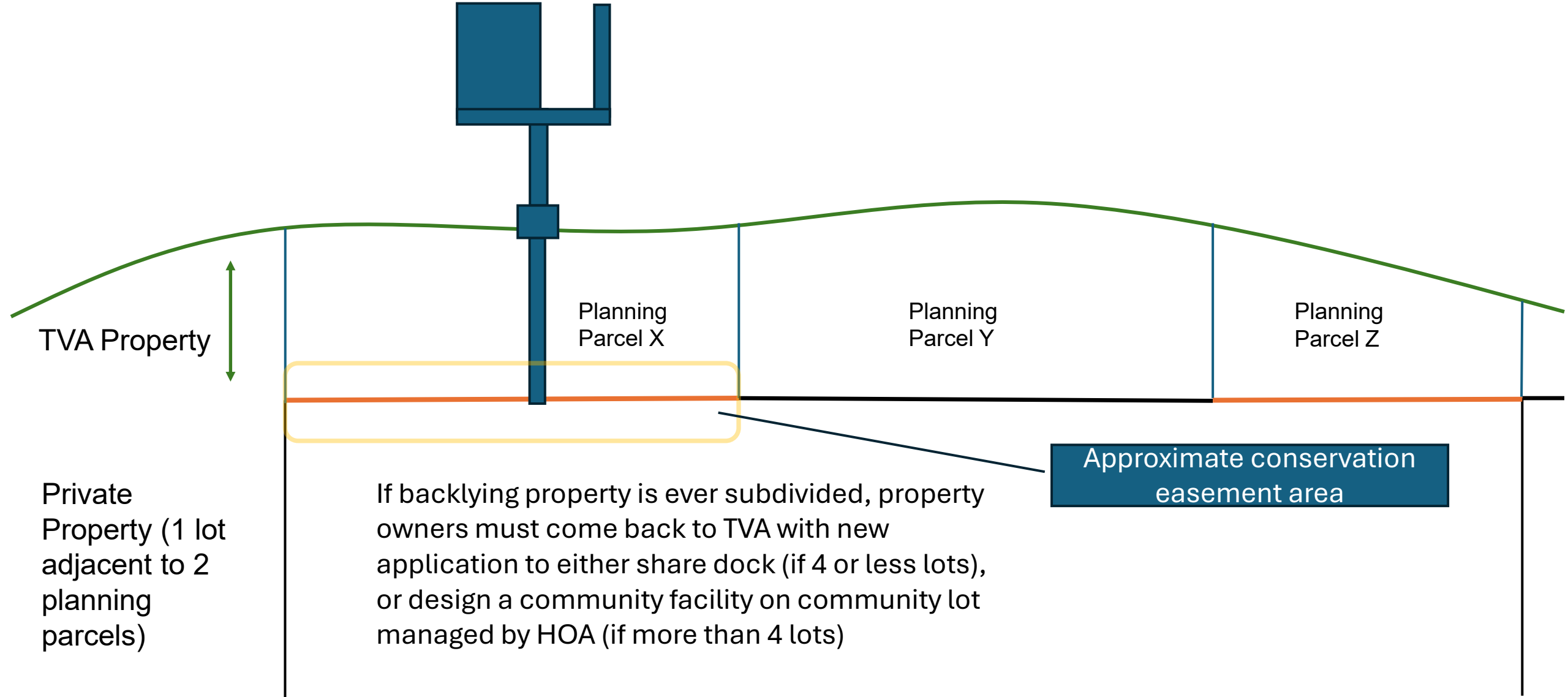
Private  
Property (1 lot  
adjacent to 1  
planning  
parcel)

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 C Example 4

\*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)

Approximate conservation easement area

# What Type of Parcels Would Have Been Reallocated to Zone 4?

- Parcels with onsite issues that would have prevented conservation easements, even with some flexibility. This includes:
  - Roads,
  - Structures,
  - The parcel being unable to support community facilities due to site constraints (lack of water, cove width, etc.).
- Parcels where private property owners do not adjoin TVA property due to roads or roads would block access to the water.
- Parcels where backlying property owners who have been accommodated with facilities through other means.