

Questions Received During the July 15, 2025, Webinar

Note: Due to a number of overlapping questions and to ensure a clear response, TVA combined multiple questions of the same topic into one question and response. This should provide clear guidance for others with similar questions. If you have additional questions, please send them to landplans@tva.gov. Additionally, please see the previous webinar for more information on the history of Tims Ford, the history of Zone 8s, and the lands planning process.

1. Who will be making the final decision on the Tims Ford Reservoir Land Management Plan?

Response: The TVA Chief Executive Officer makes the final decision after the TVA Board gets a chance to review.

2. Is Fanning Bend considered a Zone 8?

Response: No, Fanning Bend Subdivision is one of 5 parcels that was set aside in the 2000 Reservoir Land Management Plan for Residential Development by the Tennessee Department of Environment and Conservation as recommended by Tennessee Public Chapter No. 816.

3. Is the definition of Zone 7 changing? What is the purpose of the Zone 7 with Restriction Line?

Response: No, the definition of Zone 7 (Shoreline Access) is not changing. However, some parcels will have additional restrictions in addition to the normal Zone 7 conditions. The Zone 7 with Restrictions line is meant to “flag” or meant to bring awareness to the public about those parcels where there will be additional requirements and what those additional requirements will be.

4. What is the largest size a grandfathered dock can be approved for and what is the proposed procedure for getting a grandfathered dock approved?

Response: Under the draft plan, a grandfathered facility could be approved up to 1000 square feet in size. TVA would also be granting a 20-foot-wide license across the TVA Property to access the water-use facility between the private property and the water-use facility. The owner of the facility would need to apply for both a license application (land use application) and a Section 26a application but would only need to pay for the appropriate Section 26a application fee.

5. Do the changes proposed allow the construction of any new marinas on Tims Ford Lake?

Response: The proposed changes to Zone 6 are all very small and are intended for public recreational purposes. Most of the proposed new parcels already have existing public facilities that would not be appropriate for marinas.

6. Which alternative does TVA prefer?

Response: TVA prefers alternative B for reasons described in the Webinar.

7. Has there been any discussion about the current state of Tims Ford and the overcrowding of boats and safety issues that currently exist? Does consideration of additional development just add to the current issues that exist today?

Response: Water boating safety and overcrowding on the water is out of TVA's jurisdiction, that is TWRA's jurisdiction. However, the Alternatives were designed carefully to keep within the realm of what was already planned in the 2000 Reservoir Land Management Plan and not create additional development.

8. Is there a map that shows the proposed changes to Zone 8? Where can we find the details about the restrictions for each Alternative?

Response: Yes, a map can be found in two places. There is both an interactive map and a pdf copy of the map located at www.tva.com/landplanreview. Additionally the details about the restrictions can be found in Appendix C of the draft Reservoir Land Management Plan, or an excerpt is available in the sidebar of the same webpage linked above.

9. Did the State of Tennessee (TDEC) ever convey to TVA a buffer 50 feet above the 895-foot contour?

Response: Yes. In the five parcels designated for Residential Development in the 2000 Reservoir Land Management Plan, the State of Tennessee transferred a buffer area to TVA approximately 50-feet in depth from the 895-foot contour.

10. Will Zone 4 (Natural Resource Conservation) parcels be permitted docks? Is Zone 4 going to change?

Response: No, private docks are not permissible on Zone 4 (unless they are grandfathered facilities).

11. Where do we find the definition of the zones?

Response: They can either be found within the draft Reservoir Land Management Plan or you can click [here](#).

12. How can we submit comments?

Response: Comments can be submitted through the online form available at www.tva.com/landplanreview, emailed to landplans@tva.gov or mailed to the address below and must be received on or before August 21, 2025. Questions can also be submitted to landplans@tva.gov.

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