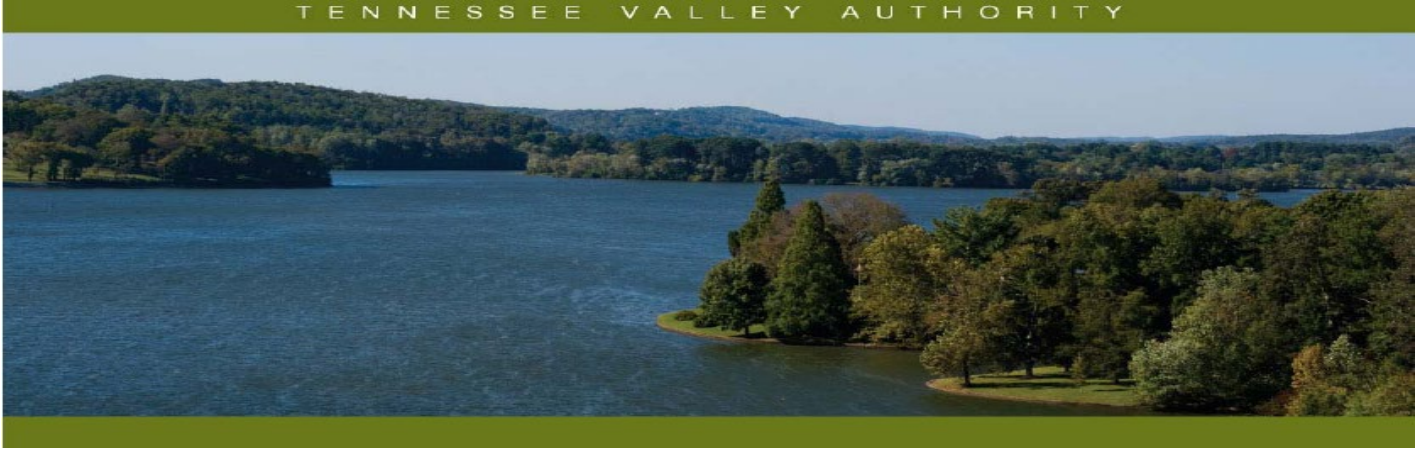




Tims Ford Reservoir Land Management Plan - Frequently Asked Questions

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: 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, use the interactive map to type in an address and zoom to a specific location. You can then click on a colored polygon and a pop-up window will give you more information about that piece of TVA property. Additional instructions on how to use the interactive map can be found just above the map.

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

- Please visit www.tva.com/landplans for more information about reservoir lands planning.

5. How long will the project website be available?

- The project website will be available until December 31st. After that point, all information will be available on www.tva.com/landplans by scrolling down and clicking beside Tims Ford on the reservoir list.

6. What changes were made to the Tims Ford RLMP?

- Please refer to the document title Tims Ford Overview of Changes. This will give you a high-level overview of all of the changes made. Only 12% of all lands on Tims Ford Reservoir were impacted. If you want more detailed information, please refer to Chapter 3 of the Tims Ford Reservoir Land Management Plan.

7. Were the public comments taken into consideration?

- There were two public comment periods for Tims Ford, one in 2024 and one in 2025. All comments were considered in TVA’s decision making process and resulted in the final decision of Alternative B1.

Grandfathered Facilities – Note: please also look at the information packet for more information.

1. How do I know if I have a grandfathered facility?

- You must have a previous permit in hand from either TVA or the Corps of Engineers/the Tennessee Elk River Development Agency (TERDA) to be considered grandfathered. Facilities in this context are typically also only considered grandfathered on non-Zone 7 allocations. If you think an existing facility is

grandfathered on Tims Ford, but you cannot find the permit, you can send an email to landplans@tva.gov or the Public Lands Information Center at plic@tva.gov.

2. How do I know if all of my facilities have been previously permitted?

- Most permits will list out and have a drawing of all permitted facilities. In some exceptional circumstances, there may not be a drawing. In those cases, TVA will work with you to determine what was most likely permitted and what is permissible now.

3. Why do I need a license and a 26a permit now?

- Due to the history with TERDA and the transition of permitting between TERDA and TVA in the mid-1990s, it was determined that the most fair and consistent option to handle grandfathered facilities moving forward would be to issue licenses (with no annual fee) when issuing Section 26a applications in order to provide more flexibility.

Zone 7 with Restrictions – Note: please also look at the information packet for more information.

1. How do I know I am in an area with restrictions?

- There are two places to look for this information. The first is the interactive or static land plan map. If you are in an area with restrictions, there will be an additional orange line alerting you to those restrictions. If you are looking at the online interactive map, clicking on the orange line will indicate what the restrictions are. The second place to look will be in the parcel descriptions. If you click on the colored area of TVA land, a pop-up box will provide the parcel description. Sometimes this can be abbreviated due to character limitations, but the entirety of the parcel description is available in the Tims Ford RLMP. The parcel description will also describe any restrictions and the parcel will be marked with an asterisk as well.
- The restrictions will also indicate whether or not a shared/community facility is required. These are only required where site-specific circumstances dictated that this was the only option. Some parcel descriptions also indicate areas where shared/community facilities are recommended. It is highly recommended to talk to neighboring lots before submitting an application in these locations to determine what is and is not feasible.

2. How do I know how big of a facility I can have?

- TVA has provided the static information (the data that will not change) in the parcel description. However, the one thing that is likely to change over time is lot size. There is an expectation that lots or tax parcels will be split (or merged) as properties change hands. Therefore, TVA is not publishing the maximum dock size for each lot or tax parcel.
- An estimate can be calculated by finding the total length of shoreline for your adjacent parcel (found in the parcel description) and then dividing your approximate lot width by that shoreline length to arrive at a percentage. Then find (once again in the parcel description) whether the parcel is allocated a total of 2,000 or 4,000 square feet and multiply that percentage by 2,000 or 4,000 (whichever is appropriate) to arrive at the maximum dock size.
- Unless you are the sole owner behind the parcel or own at least 50% (25% if the parcel is eligible for 4000 square feet) of the land adjacent to the parcel, your maximum dock size will most likely be less than 1,000 square feet. Therefore, please don't submit for a 1,000 square foot dock unless you fall under one of those scenarios.
- TVA will ultimately determine the maximum dock size and document that size in any permit issued, but this method will give you a good approximation to get draft dock plans. Adjustments can be made after application submittal. **If you do not approximate your dock size before application submittal, please be prepared to adjust your plans.**

Contacts:

General Lands Planning Website: www.tva.com/landplans

Tims Ford RLMP revision Website: www.tva.com/landplanreview

General Lands Planning email: landplans@tva.gov

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