



Tims Ford Reservoir Land Management Plan - Zone 8s Frequently Asked Questions

What are Zone 8s?

Zone 8 (Conservation Partnership) is an eighth zone, unique to Tims Ford Reservoir, that was developed in response to public comments during the review of the 2000 Draft Tims Ford Reservoir Land Management and Disposition Plan (RLMDP). There were originally 51 Zone 8 parcels (one Zone 8 was reallocated after it was determined that its Zone 8 allocation was in error and it should have been a Zone 7 based on information existing at the time of the 2000 Tims Ford RLMDP). The primary objective of Zone 8s were to widen the shoreline buffer by establishing conservation partnerships with the adjacent private property owners. The buffer would help protect water quality, conserve shoreline habitat, protect shorelines from long-term erosion, and retain shoreline aesthetics.

What is the current criteria for a Zone 8?

Allocation Criteria:

- Only those areas that were previously classified as Zone 4 in the draft Environmental Impact Statement were considered for allocation to Zone 8.
- The boundary separating TVA land from private land must be within 50 feet of the 895-foot contour for at least 100 linear feet along the shoreline.
- The water depth must be at least 5 feet at normal summer pool.
- The slope of the shoreline in areas designated Zone 8 must be less than 35% slope (32 degrees).
- An area at the back of a cove must not be allocated to Zone 8 unless the area is part of a larger parcel such that water-use facilities can be situated at a more suitable location.

Community Facility Criteria

- No more than one community facility will be allowed in a discrete contiguous Zone 8 parcel except for parcels 26-1, 34-1, 40-3, 57-2, 71-1, and 73-2. On these parcels, TVA may consider an additional community facility depending on suitability of the proposed facility with respect to the shoreline.
- A Section 26a application for a community facility in a particular stretch of the shoreline in Zone 8 may be considered only if all property owners behind that discrete stretch grant TVA a conservation easement to the shoreline strip adjoining TVA land. The width of the shoreline strip granted to TVA when added to the width of TVA's adjoining land must be no less than 100 feet. The 100-foot depth is to be counted from the 895-contour line.

- Community facilities will be no larger than 2,000 square feet in area and must be of a type described in the Tims Ford Reservoir Land Management and Disposition Plan, Zone 8 definition.
- Community facilities will not be allowed in those Zone 8 areas where sensitive resources are identified.
- The number of slips in a community facility shall not exceed the number of lots adjacent to the 1,500-foot stretch of the shoreline for which a Section 26a permit is being issued. Launching ramps at a community facility would be considered only if TVA determines that the operation of the ramp would not adversely impact water quality.
- When a discrete stretch of land in Zone 8 fronts more than one lot, the Section 26a permit application for a community facility must be submitted on behalf of all lot owners in that 1,500-foot stretch of the shoreline. In the event that only one lot is adjacent to the discrete stretch of land in Zone 8, the community dock will be restricted to a maximum footprint of 1000 square feet. Should lots be subdivided and sold, TVA may reconsider a revised application for expanded facilities, not to exceed a maximum size of 2,000 square feet.
- The Section 26a application for a community facility must be accompanied by a vegetation management plan. The vegetation management plan, once approved by TVA, will be implemented by the lot owners along the entire width of the 100-foot wide (or greater shoreline including both the TVA fee strip as well as the adjacent strip over which an easement has been granted to TVA.

How do I currently apply for a community facility on a Zone 8?

- Set up a meeting to discuss with TVA by contacting the Public Lands Information Center at plic@tva.com or (800)882-5263.
- Any applications submitted for a Zone 8 facility today would have to meet the 2000 Tims Ford RLMDP criteria.

What is going to happen to Zone 8s in the new Tims Ford Reservoir Land Management Plan?

TVA has not yet determined what will happen to Zone 8s. TVA is soliciting public input before determining what alternatives for Zone 8 should be considered. It is anticipated that there will be one or more proposed alternatives in the Draft Environmental Assessment and Draft Tims Ford Reservoir Land Management Plan that will propose changes to Zone 8s. We anticipate these drafts will be available in the Spring of 2025. Updates will be made to www.tva.com/landplanreview as available.