

Zone 7 with Restrictions Information Packet

FAQs Appendix C (Excerpt) Visual Examples

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

- There are two places to look for this information. The first is the interactive or static (downloadable) 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. Detailed information on how to locate the parcel descriptions can be found in Number Five of this document.
- 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.
- Please note that not all areas with an orange line are former Zone 8 parcels. Five parcels were set aside in the 2000 Tims Ford Reservoir Land Management Plan for the Tennessee Department of Environment and Conservation to develop residentially. These will all be clearly identified in the parcel descriptions and these parcels will all be eligible for community facilities only.

2. How do I know what size 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.
- If you are in an area that can have an individual dock, an estimate can be calculated by finding the total length of shoreline for your adjacent parcel (found in the parcel description – detailed instructions are found in Number Five of this document) 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. Please note that if you are looking at sharing that generally you would add up the estimated amounts from each lot/tax parcel sharing. If you are seeking a community facility, we do recommend that you reach out to TVA at plc@tva.gov first before submitting an application.

Example: Shoreline length of parcel = 800 feet

Lot width = 100 feet – **this number is an approximation**

Parcel allotted 2,000 square feet total

$$100/800=12.5\%$$

$$12.5\% * 2000 = 250 \text{ approximate square feet for dock}$$

- 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 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 or your application may get returned.
- 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 needed. ***If you do not approximate your dock size before application submittal, please be prepared to adjust your plans and/or the possibility that your application may be returned due to lack of appropriate plans.***

3. If I need to submit a shared or community facility application, what else do I need to know before I and/or my neighbors submit an application?

- Applications for shared facilities can only be submitted for four or less lots/tax parcels. Any more and it has to be submitted as a community facility by a state-chartered homeowners' association (HOA).
- If submitting as a shared facility, all parties must sign the Section 26a Application Form and must also sign their own Applicant Disclosure Form. The application will not be considered complete until TVA receives all signatures. TVA also recommends that shared facilities have a long-term management agreement for the facility to ensure that when properties change hands, the understanding of how the facility is to be managed (financially managed, physical upkeep, etc.) does not change. If a long-term management agreement exists, that should be attached as part of the application.
- If submitting an application for a community facility, it must be submitted through an HOA and a responsible party (such as a President of the HOA) should be listed as the Authorized Agent for the application and sign the Applicant Disclosure Form. Community facility applications should always have the HOA charter, the plat showing the community facility, and any other documentation giving the parties rights to the community outlot (generally a deed but is sometimes granted after property is purchased).

4. How do I apply for a Section 26a application?

- In order to apply for a Section 26a application, follow the instructions available at: [Shoreline Permits](#)
- If a survey is available for your property, feel free to attach as part of the application to provide TVA additional information about the lot size and width of the lot.
- Please note that these applications will all be subject to Shoreline Management Policy which means that only a 20-foot-wide corridor for access to the dock will be permitted and no land-based facilities over 6-feet-wide will be permitted.

5. Detailed instructions on how to find parcel information in the Tims Ford Reservoir Land Management Plan.

- 1) Navigate to the Tims Ford Reservoir Land Management Plan link at www.tva.gov/landplanreview or [Tims Ford Reservoir Land Management Plan](#) after December 31st.
- 2) If you do not know your Parcel Number, first find it by going to the Interactive Map and either entering your address or navigating to your location manually and then clicking on the colored polygon. A pop-up box will appear providing the Parcel Number. *Note: Once the data is fully loaded, if you use the second link, the parcel description will be appear in the pop-up box and you can stop at this step.*
- 3) After identifying the Parcel Number, scroll back up to the hyperlink that says “Tims Ford Reservoir Land Management Plan”. Click on that hyperlink to open the document.
- 4) Using Bookmarks in the left-hand toolbar or by scrolling, navigate to Chapter 4: Parcel Descriptions.
- 5) In this Chapter, all the Parcel Descriptions are listed numerically by Parcel Number. Navigate to your Parcel Number to read the relevant Parcel Description.

6. My situation is not covered in any of the above. Where do I look for more information?

- Most situations will be covered above. But if they are not, or if you would like more detailed information, please refer to Appendix C of the Tims Ford RLMP. For convenience, an excerpt has been placed in the next section of this document. There are also visual examples of different scenarios after the Appendix C excerpt.
- If you still have questions, feel free to reach out to plic@tva.gov or landplans@tva.gov with your contact information and your question and someone will get back with you as soon as possible.

Appendix C

(Excerpt from RLMP)

- 1) TVA would no longer use the Zone 8 (Conservation Partnership) allocation. This is an allocation unique to Tims Ford Reservoir and does not align with the CVLP. In order to better align with the CVLP, TVA is proposing to allocate the existing Zone 8 parcels as either Zone 4 or Zone 7 (with Restrictions) depending on the unique circumstances of each parcel.
 - a) Zone 8 parcels are proposed for reallocation to Zone 4 where TVA determined in its discretion that access/eligibility is limited by the presence of a road or other encumbrance, or all eligible properties have already been accommodated with a permit in some manner.
 - b) Other parcels are proposed for reallocation to Zone 7 but land plan maps will also have an orange line along the boundary between TVA and private property representing that additional restrictions will be required.
- 2) Conservation easements would no longer be required. Any new Section 26a permits will be subject to Section 26a Regulations, including those on vegetation management (per Shoreline Management Policy).
 - a) Any existing conservation easement holder will be allowed to apply to abandon the existing conservation easement, but there is no requirement to do so. To begin the abandonment process, a land disposal application and a \$5,000 application fee are required. As part of this process, an inquiry will need to be submitted to TVA before any application is submitted (an inquiry can be submitted using the Public Land Information Center at www.tva.com/plic). TVA will need to know if there are any plans to change the subdivision plat or the community facilities. TVA will need to ensure that existing or proposed facilities will fit under the new guidance.
- 3) Community facilities would not be required on most parcels. Some parcels will be restricted to shared or community facilities due to site-specific conditions (e.g., narrow coves, limited shoreline, water depth) but will have flexibility in how shared or community facilities are implemented. Some parcels may also have shared facilities recommended due to site-specific circumstances.
 - a) Where community and/or shared facilities are required, a total of 2000 or 4000 square feet of facility per parcel will be allowed, as documented in the parcel description. The size allowed per facility will be determined by the amount of shoreline allocated to each user of the facility. For example, if there are three

backlying landowners sharing one facility that utilize 50% of the shoreline (i.e., TVA has determined that the shoreline allocated to the three owners combined equals 50% of the total parcel) of a parcel allocated for 2000 square feet of facility, then the three landowners together can have a maximum of 1000 square feet of shared facility permitted.

- b) For any community facilities, the establishment of a homeowners' association and community lot would still be required prior to application. The number of slips cannot exceed the number of adjacent lot owners adjoining the eligible parcel.
 - c) For shared facilities, no more than four tax parcels or lot owners may share a facility. A share agreement between the parties is highly encouraged to ensure that costs, maintenance of the facility, and long-term success of the facility is guaranteed between the parties.
- 4) Individual facilities will be considered on other parcels where it is not noted that community and/or shared facilities are required. However, in all instances, TVA may determine that community and/or shared facilities are required based on site-specific circumstances. On these parcels, facility size would be divided between qualifying adjoining property owners dependent on the amount of parcel shoreline associated with an individual tax parcel. The maximum collective size individual water-use facilities on a lands planning parcel would be as outlined in the 2000 RLMP (either 2000 or 4000 square feet depending on the parcel). The maximum size of an individual water-use facility would be 1000 square feet.
- a) For example, a parcel has 800 feet of shoreline and a maximum collective facility size of 2,000 square feet. TVA staff determine that Owner Y has 80 feet of shoreline (or 10 percent of the parcel's shoreline) associated with Owner Y's lot. Owner Y can have 10 percent of the facility size (2,000 square feet for this parcel). Owner Y can apply for a 200 square foot facility. TVA would be the sole arbiter in determining the length of shoreline allocated to each property owner. Property owners could submit documentation such as surveys to help inform TVA's decision-making process. However, shoreline footage will be determined at the shoreline (888-foot normal summer contour) and not at the property boundary where Owner Y's private property adjoins TVA. Therefore, shoreline footage as determined by TVA will not match the property boundary.
 - b) No individual facility can exceed 1,000 square feet (per Section 26a Regulations), no matter how much shoreline footage is associated with a tax parcel. No more than one facility will be allowed per tax parcel.
 - c) If the facility is allotted less square footage than needed for a boat slip, the

property owner could:

- i) Apply for a shared facility with another qualifying property owner or,
 - ii) Apply for a ramp and courtesy pier in areas where site-specific circumstances allow.
- d) Although TVA will consider individual facilities, there may be site-specific circumstances that, in TVA's sole discretion, necessitate a shared facility. TVA's Section 26a Regulations (18 CFR §1304.206(a)) recognize that TVA has discretion to require modifications to proposed facilities, including requiring a shared or community facility.
- 5) Existing grandfathered facilities (with a TVA or TERDA permit in-hand matching the existing facility and in the current homeowner's name) will be allowed to remain on the parcel. Any owner with a permit for existing facilities that exceed the existing permitted dock dimensions and/or not in the current homeowner's name are encouraged to contact TVA to see if the facility is permissible through a Section 26a permit application. Any existing facilities without a permit are highly encouraged to contact TVA as soon as possible to determine if any feasible alternatives exist for the facility.
- 6) All Section 26a Regulations and Shoreline Management Policies will apply except the size of the facility will be limited as discussed here. The parcels listed in the table below as Zone 7 with Restrictions will not be eligible for waivers to the Shoreline Management Policy (i.e., pre-SMP).

Zone 7 with Restrictions (former Zone 8 parcels only)

*Different scenarios (examples 1-6) and
Making sure square footage is
properly accounted for (examples A-D)*

*For Illustration Purposes only



Example 1

*Note: Not to scale

***Max. facility size is 1000 square feet no matter the calculation!

Each lot gets a 20'W access corridor

6'L x 22'W

20'L x 13'W
(includes 2 jet ski ports)

19'L x 7'W

19'L x 14'W

22'L x 12'W

20'L x 20'W

TVA Property

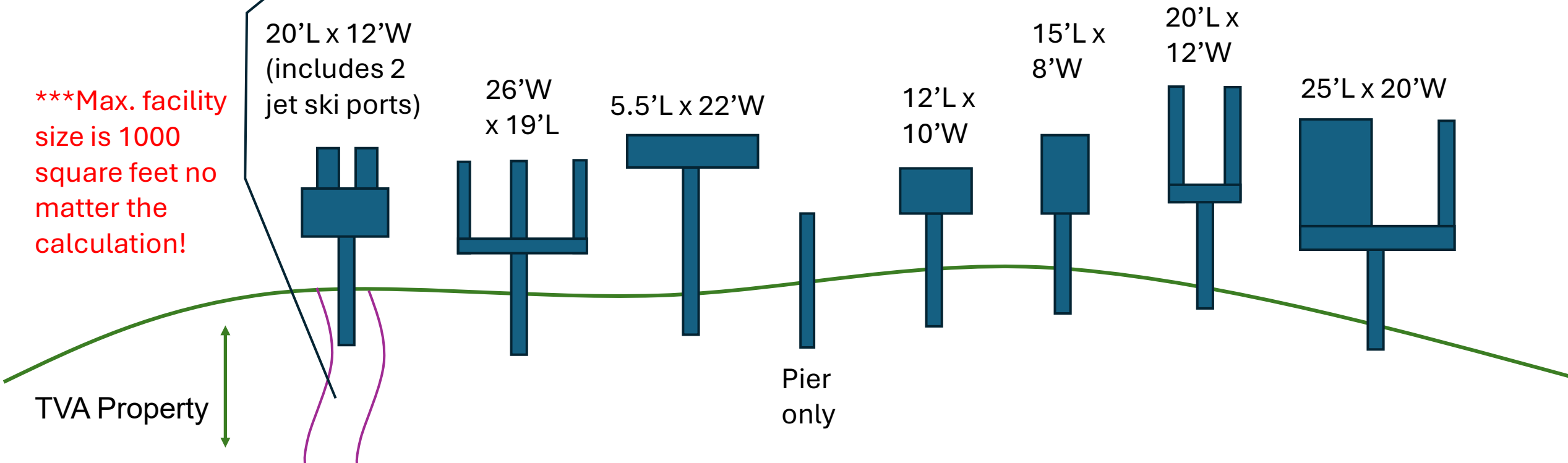
Parcel has 1500 shoreline feet and was allotted one facility in 2000 RLMP. There are 8 lots.	100' of shoreline	200' of shoreline	200' of shoreline	200' of shoreline	100' of shoreline	200' of shoreline	200' of shoreline	300' of shoreline	
	$100/1500=6.7\%$	$200/1500=13.3\%$						$300/1500=20\%$	
	$6.7\% * 2000 = 133$	$6.7\% * 2000 = 267$						$20\% * 2000 = 400$	
	133 sq. ft. dock	267 sq. ft. dock	267 sq. ft. dock	267 sq. ft. dock	133 sq. ft. dock	267 sq. ft. dock	267 sq. ft. dock	400 sq. ft. dock	

Example 2

*Note: Not to scale

Each lot gets a 20'W access corridor

***Max. facility size is 1000 square feet no matter the calculation!



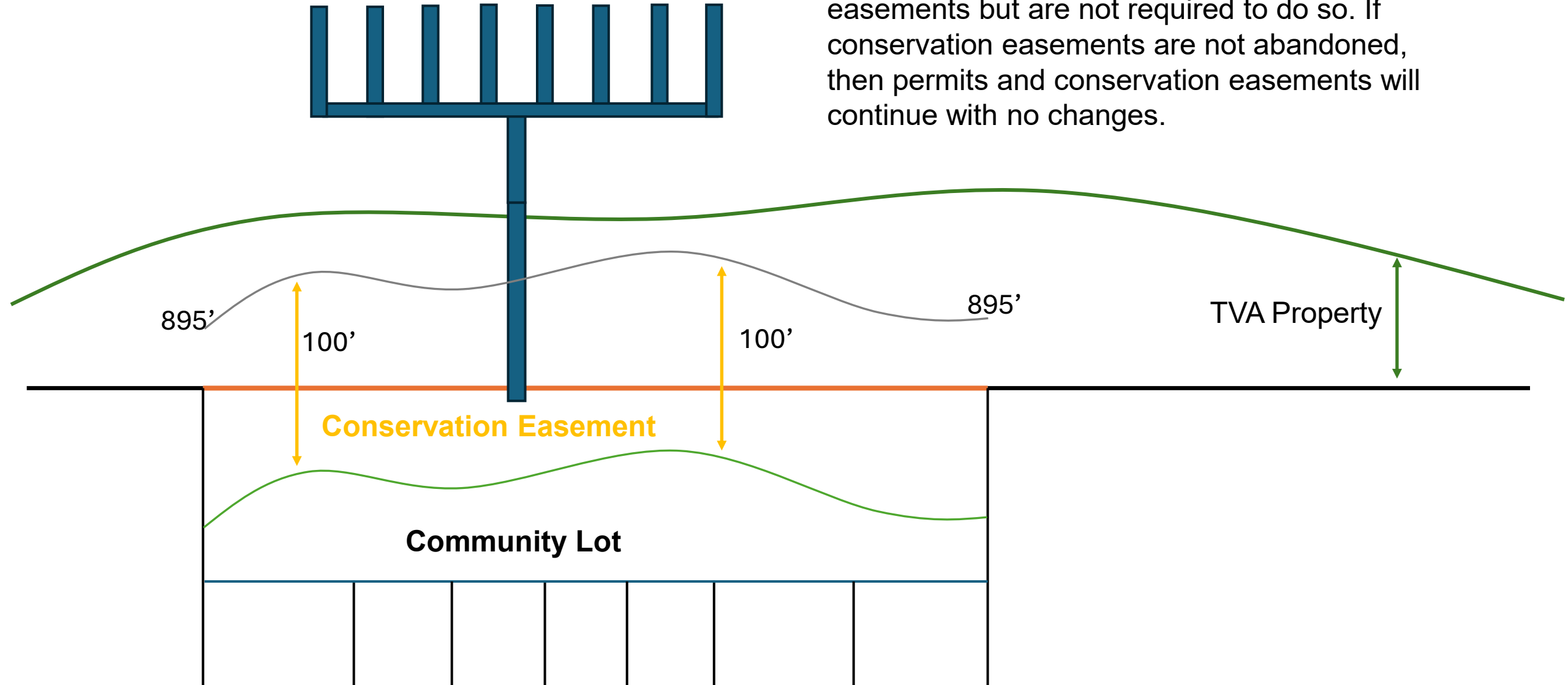
Parcel has 800 shoreline feet and was allotted one facility in 2000 RLMP. There are 8 lots.	100' of shoreline	200' of shoreline	50' of shoreline	50' of shoreline	50' of shoreline	50' of shoreline	100' of shoreline	200' of shoreline	
	$100/800=$ 12.5%	$200/800=$ 25%	$50/800=$ 6.25%						
	12.5% *2000=	25% *2000=500	6.25% *2000=						
	250 sq. ft. dock	500 sq. ft. dock	125 sq. ft. dock	125 sq. ft. dock	125 sq. ft. dock	125 sq. ft. dock	250 sq. ft. dock	500 sq. ft. dock	

Example 3

*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 but are not required to do so. If
conservation easements are not abandoned,
then permits and conservation easements will
continue with no changes.



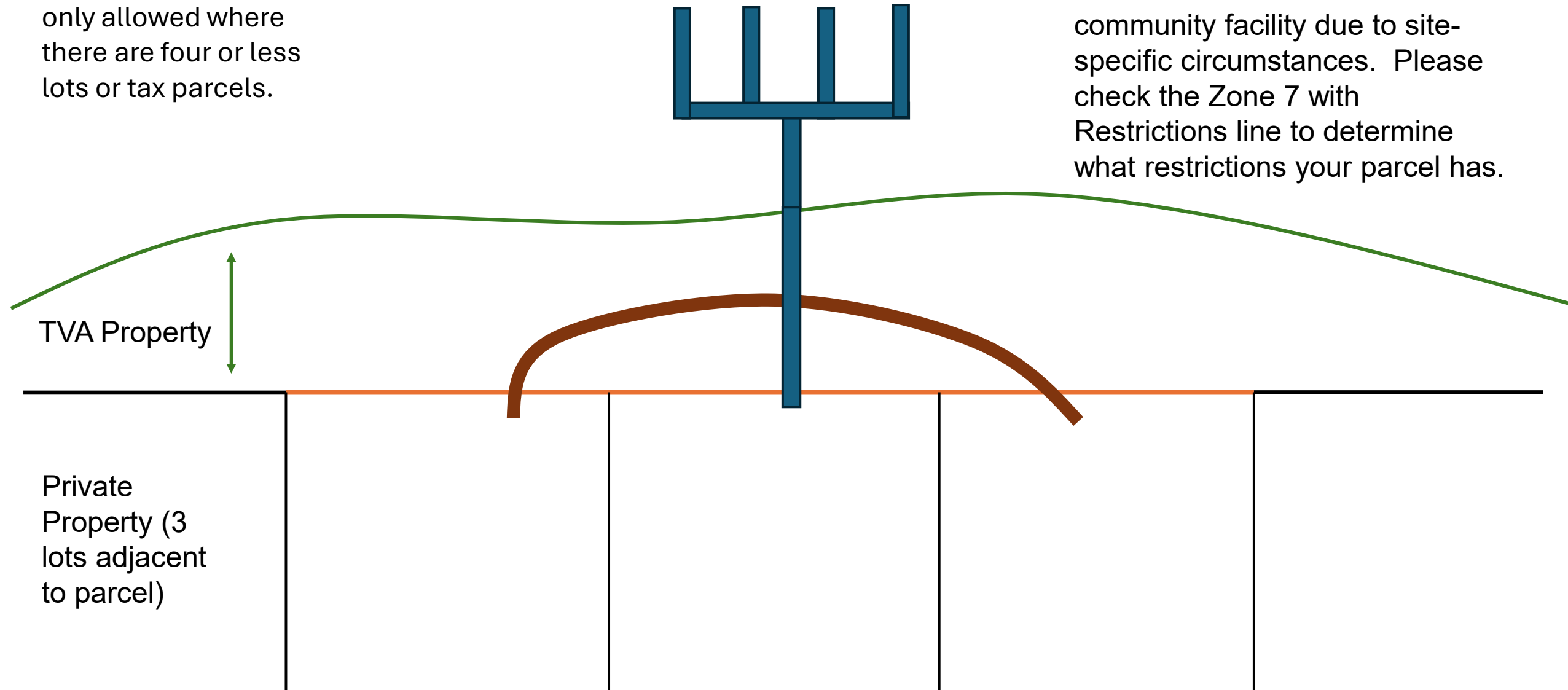
Example 4

*Note: Not
to scale

Shared facilities are
only allowed where
there are four or less
lots or tax parcels.

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

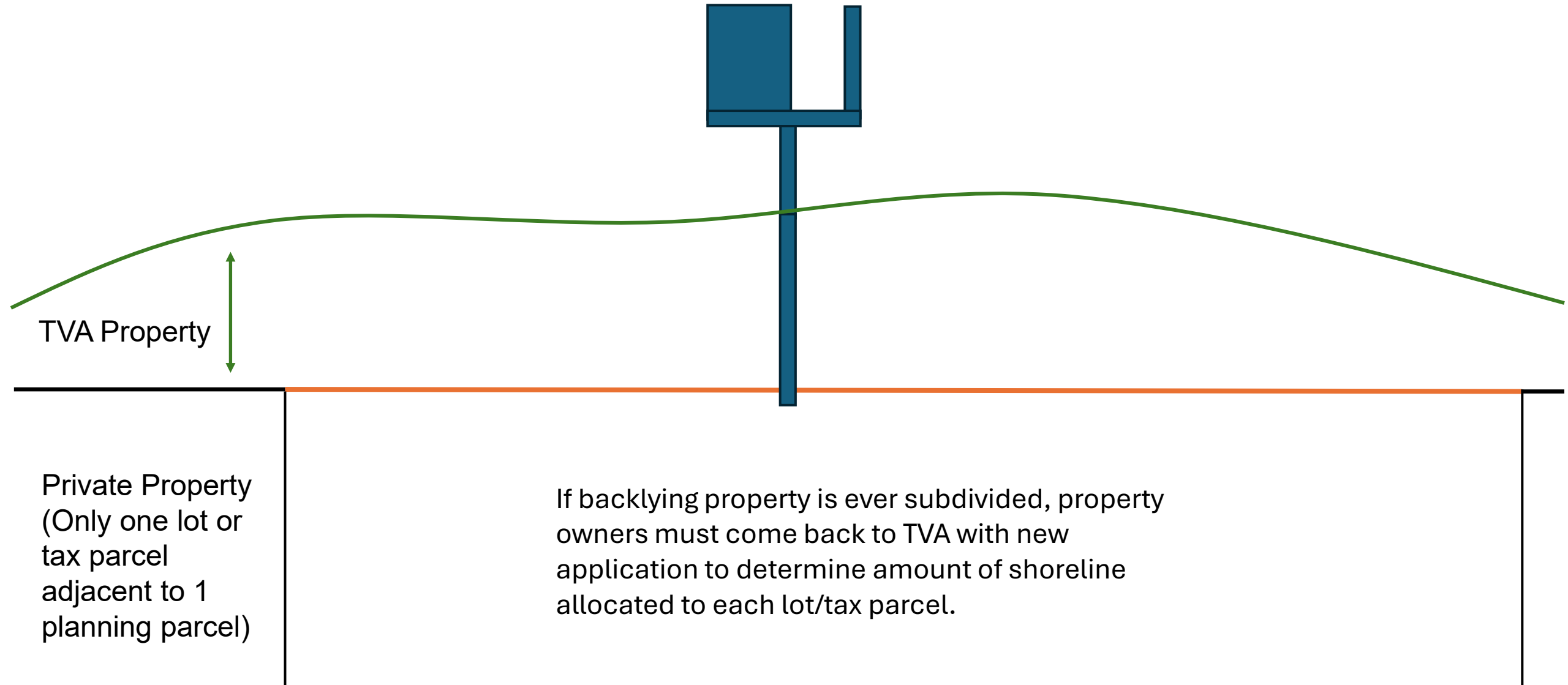
Some parcel descriptions require
or recommend a shared or
community facility due to site-
specific circumstances. Please
check the Zone 7 with
Restrictions line to determine
what restrictions your parcel has.



Example 5

*Note: Not
to scale

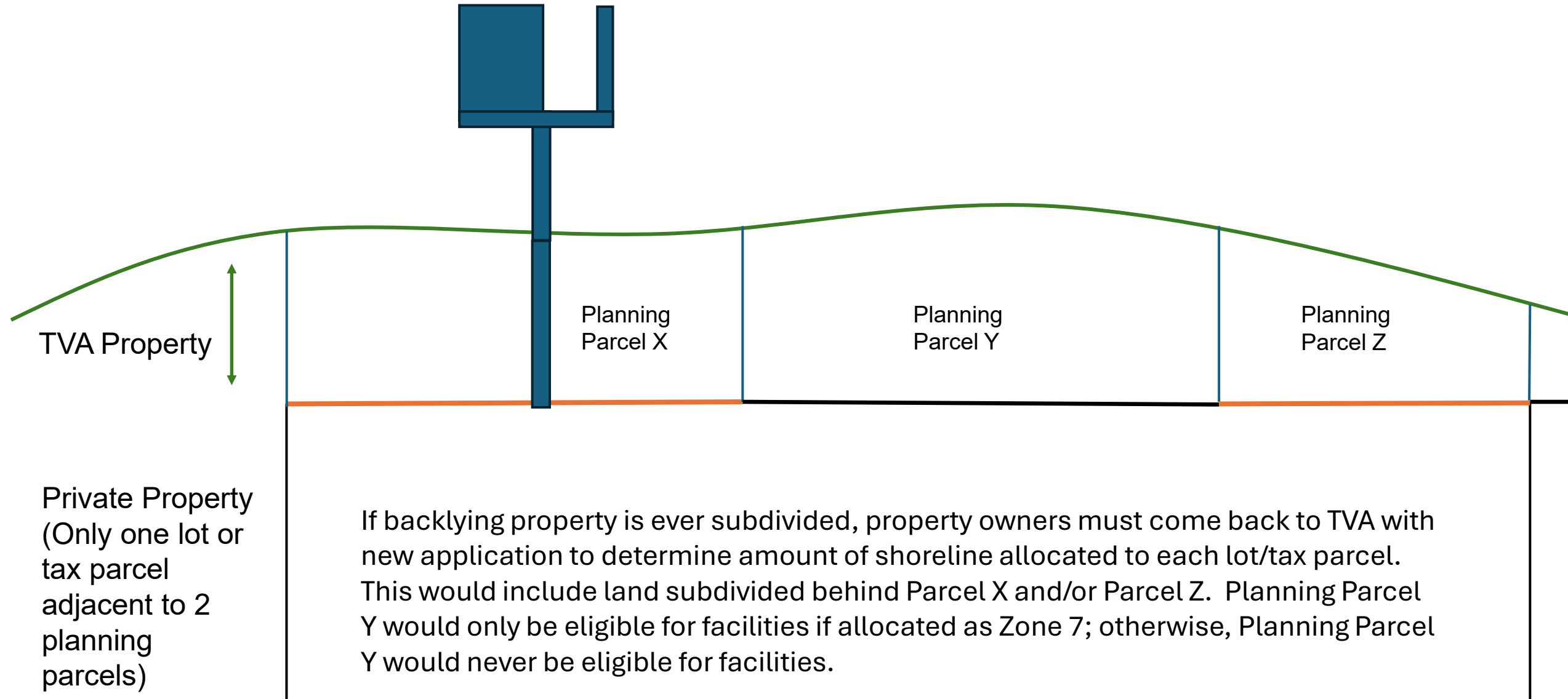
1,000 square foot facility with a single
slip can be permitted.



Example 6

*Note: Not
to scale

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

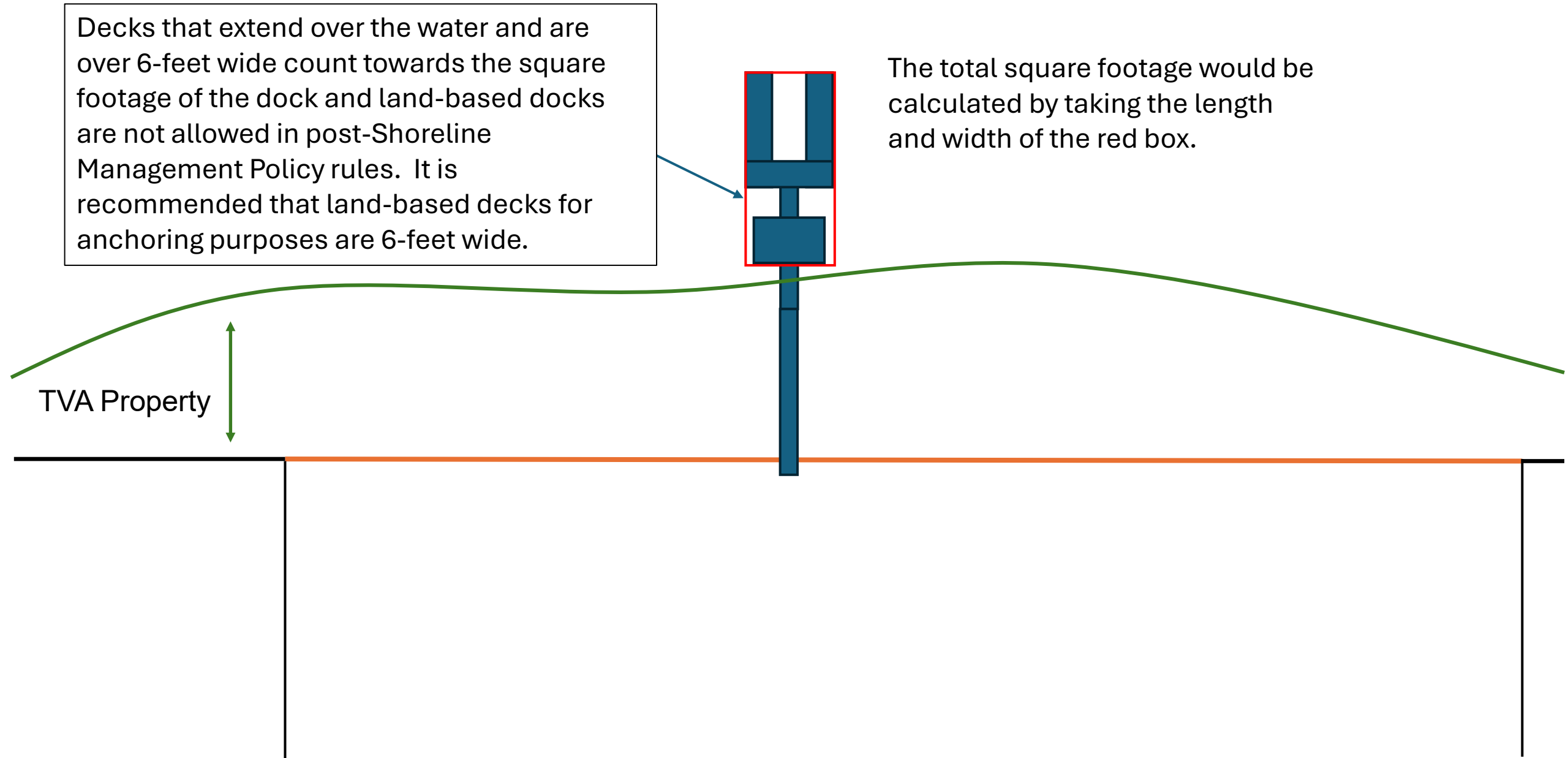


Example A

*Note: Not
to scale

Decks that extend over the water and are over 6-feet wide count towards the square footage of the dock and land-based docks are not allowed in post-Shoreline Management Policy rules. It is recommended that land-based decks for anchoring purposes are 6-feet wide.

The total square footage would be calculated by taking the length and width of the red box.

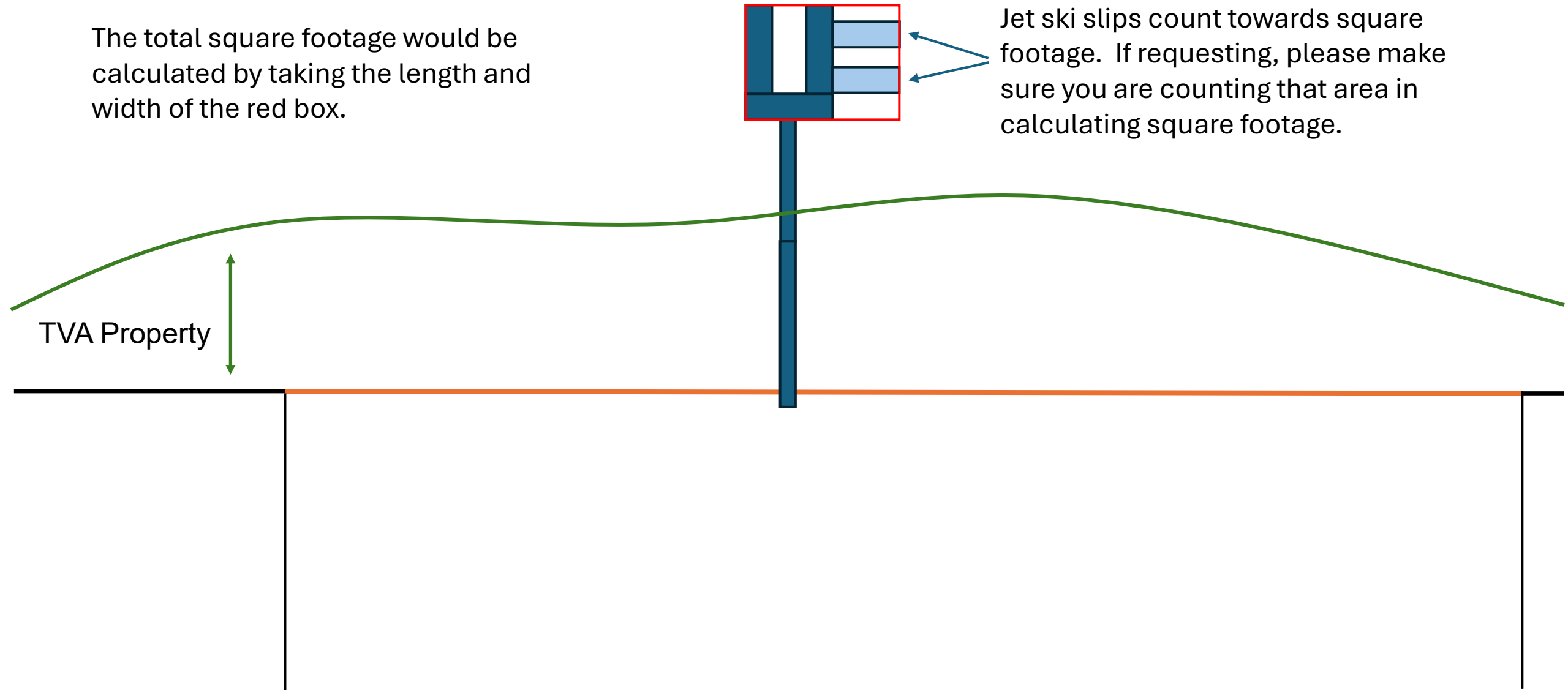


Example B

*Note: Not to scale

The total square footage would be calculated by taking the length and width of the red box.

Jet ski slips count towards square footage. If requesting, please make sure you are counting that area in calculating square footage.

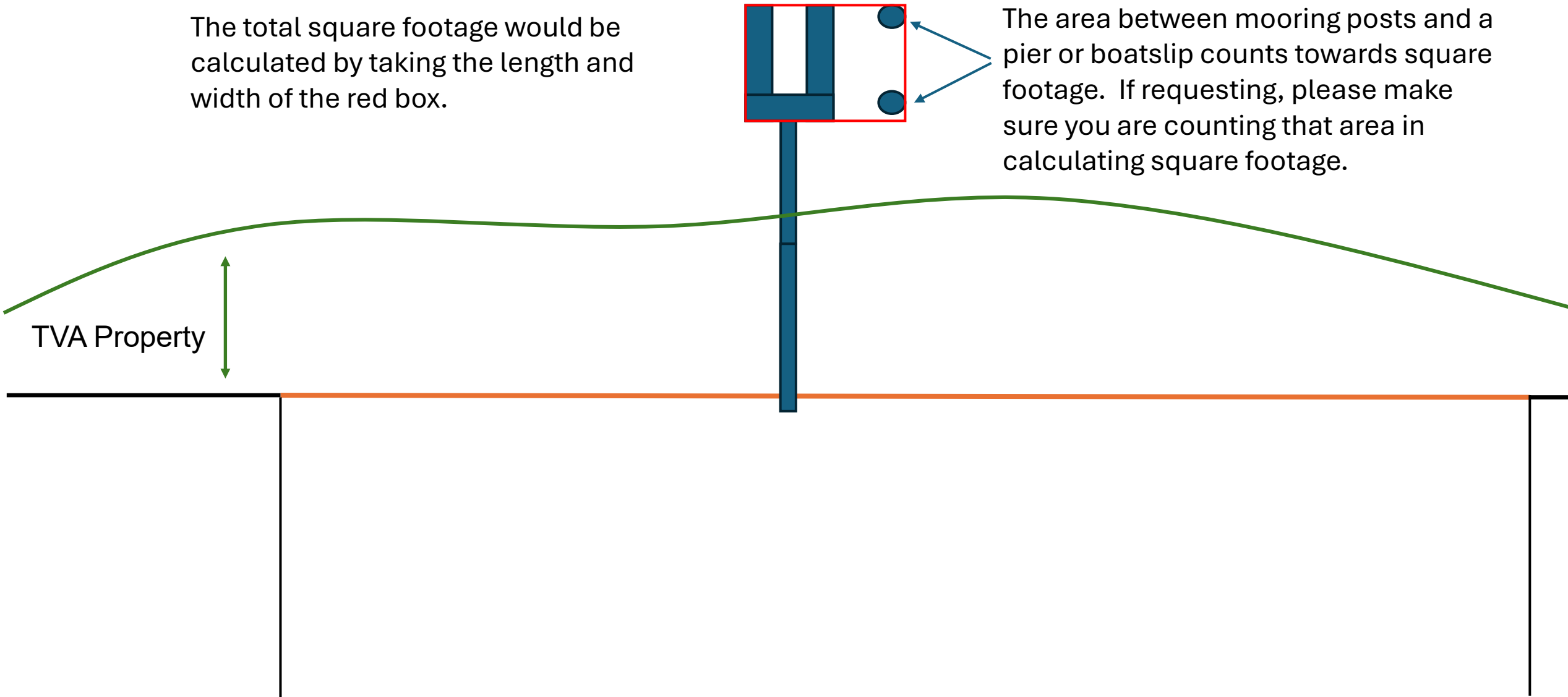


Example C

*Note: Not to scale

The total square footage would be calculated by taking the length and width of the red box.

The area between mooring posts and a pier or boatslip counts towards square footage. If requesting, please make sure you are counting that area in calculating square footage.



Example D

*Note: Not to scale

The total square footage would be calculated by taking the length and width of the red box.

24" overhang

When a roof overhang or cantilevered cover exceeds 24 inches, it will be included in the calculation of the facility square footage.

Cantilevered cover

TVA Property

