

# Wheeler Reservoir Land Management Plan - Summary of Allocation Changes

Land use allocation changes on Wheeler Reservoir that have occurred since the 2017 Wheeler Reservoir Land Management Plan (RLMP) was completed are summarized below:

Parcel & Tract No.	2017 Wheeler RLMP		Allocation Change Description <sup>2</sup>	Justification <sup>3</sup>
	Allocation <sup>1</sup>	Acres		
Parcel 81 (XWR-81PT2)	Zone 4	4,145.4	<ul style="list-style-type: none"> <li>56.25 acre changed to Zone 1</li> <li>Parcel 81 is now 4,089.15 acres and remains Zone 4</li> </ul>	Administrative Error

<sup>1</sup> See [definitions of the land planning zones](#)

<sup>2</sup> More information is available in the fact sheet below. The fact sheets for allocation changes are considered a supplement to the 2017 Wheeler RLMP.

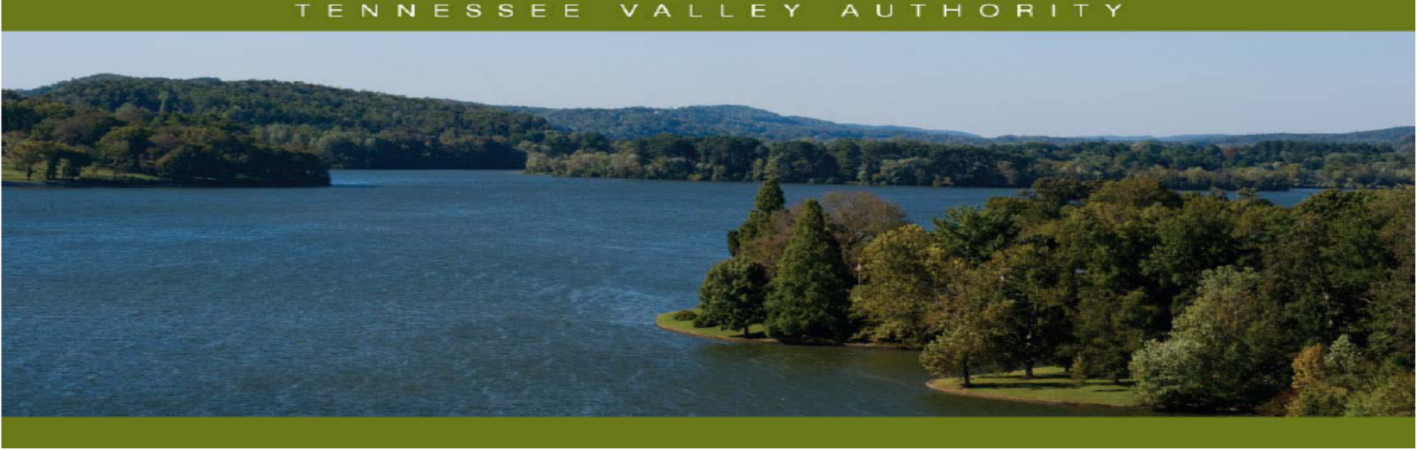
## Land Use Allocation Changes

After approval of a [reservoir land management plan](#) by TVA, all future uses of TVA-managed lands on that reservoir must then be consistent with the allocations within that RLMP.

<sup>3</sup> In accordance TVA policies and guidelines, allocation changes after approval of an RLMP are only allowable under limited circumstances described below:

- (1) To correct administrative errors that occurred during the planning process
- (2) To implement TVA's [Shoreline Management Policy](#), consistent with the TVA [Land Policy](#)
- (3) To allow water-access for industrial or commercial recreation operations on private backlying property, consistent with the TVA [Land Policy](#)

Power properties are no longer included in RLMPs. Any previously planned power properties have been removed from interactive RLMP maps.



## **Wheeler Reservoir Land Management Plan Error – Plan Tracts XWR-81PT2**

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### **Reservoir Lands Planning Error**

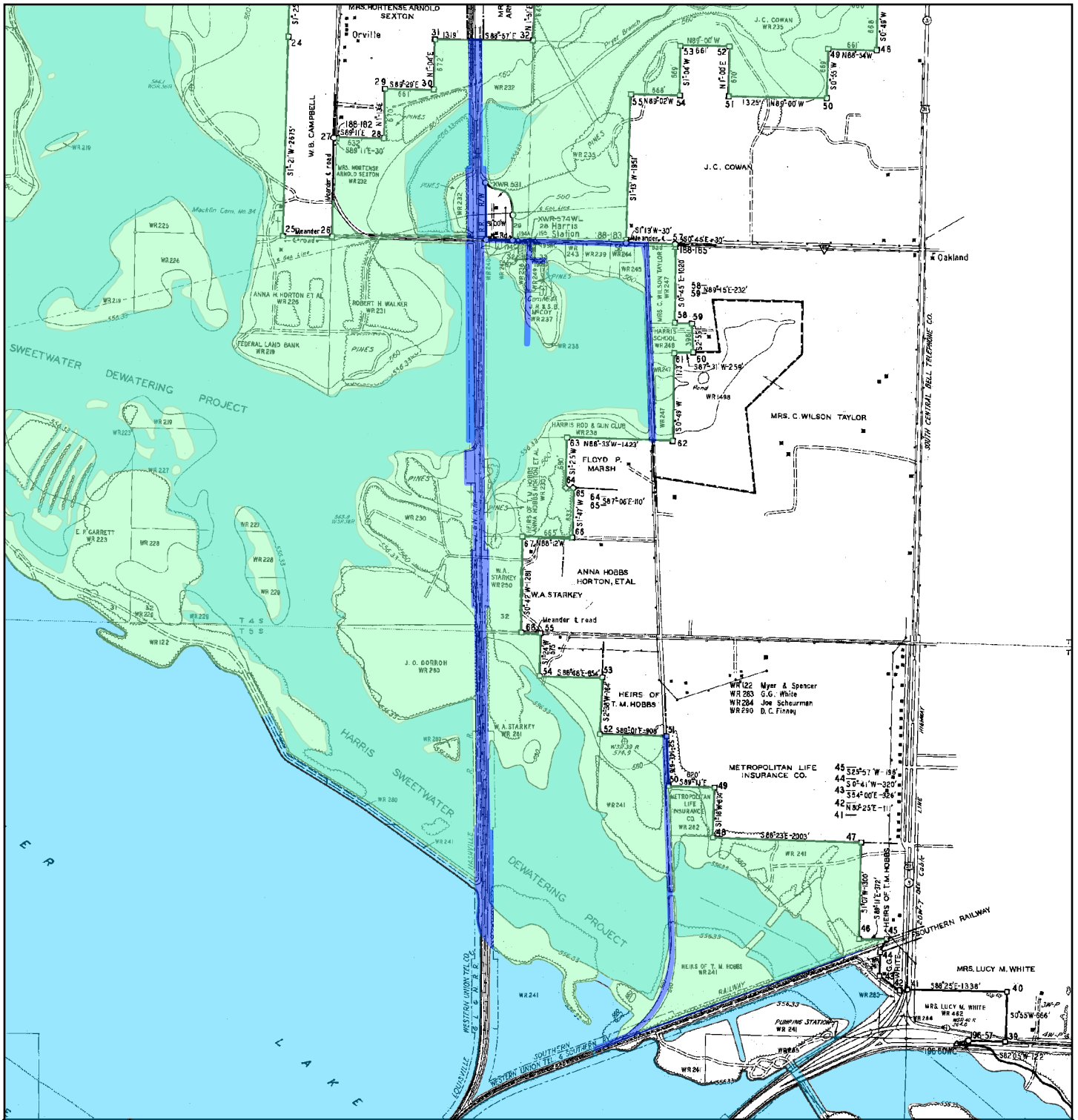
After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must then be consistent with the land use allocations within that RLMP. TVA has determined a mapping error occurred during the lands planning process for the 2017 Wheeler RLMP. The resolution of the error has resulted in the reallocation of the 56.25 acres of TVA lands to Zone 1 (Non-TVA Shoreland). This document addresses the reallocation and is considered a supplement to the 2017 Wheeler RLMP. Definitions of TVA's land use allocation zones are available at [www.tva.com/landplans](http://www.tva.com/landplans).

### **General Information about Wheeler Reservoir**

Wheeler Reservoir is an impoundment of the Tennessee River formed by Wheeler Dam, which is located at Tennessee River mile 274.9. Wheeler Reservoir is situated in Lauderdale, Lawrence, Limestone, Madison, Marshall, and Morgan counties in north Alabama. Wheeler Dam was completed in 1936 and stretches 6,342 feet across the Tennessee River. TVA has retained 36,045.2 acres of reservoir shoreland lying above full pool elevation. At full pool, the reservoir's mainland shoreline length is 1,027 miles; and reservoir surface area is 67,070 acres.

### **Wheeler Reservoir Parcel 81 (XWR-81PT2)**

XWR-81PT2 (4,145.4 acres) is located in Limestone County along the right bank of Tennessee River mile 304.5. In the 2017 Wheeler RLMP, XWR-81PT2 is allocated as Zone 4 (Natural Resource Conservation). A 56.25-acre portion of Parcel 81 (road and railroad rights-of-way) was mistakenly identified and planned as TVA land; however, this area was never acquired or owned by TVA. Therefore, the appropriate allocation for this area is Zone 1 (Non-TVA Shoreland). The remaining 4,089.15 acres of Parcel 81 will remain allocated as Zone 4 (Natural Resource Conservation).

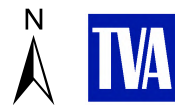


# Exhibit Map

## Proposed Allocation Change Limestone County, Alabama XWR-81PT2


### Tennessee River Mile 304.5R


Map Reference:  
C/D Stage: 188, 189  
Quad: 68NW



Public Land Management

October 3, 2025

 Area to be Reallocated to Zone 1 (Approx. 56.25 acres)

 XWR-81PT2- Area to be Remain to Zone 4 (Approx. 4,089.15 acres)

Wheeler Reservoir

