

The Mountain Reservoirs Land Management Planning process is a systematic method of identifying and evaluating the most suitable use of public lands under TVA stewardship. It uses resource data, computer analysis and public input to allocate land uses to the land management zones listed below. The Parcel Matrix table on the following page(s) provides a brief description of each parcel under the preferred alternative in the Environmental Impact Statement.

Non-TVA Shoreland (Zone 1) – Privately owned reservoir lands or lands where TVA maintains flowage easements. This zone will not be changed through the land planning process.

Project Operations (Zone 2) – Land managed for public works including navigation and power generation. Project operations lands may also provide a security buffer around TVA facilities.

Sensitive Resource Management (Zone 3) – Land managed for the protection of significant cultural resources, endangered species, wetlands, and natural and scenic areas.

Natural Resource Conservation (Zone 4) – Land managed for forestry, wildlife enhancement, and dispersed recreation, i.e., hiking, primitive camping, and hunting.

Industrial (Zone 5) – Land managed for economic development including businesses in distribution/assembly and light manufacturing. Preference will be given for businesses requiring water access.

Developed Recreation (Zone 6) – Land managed to provide recreation activities requiring capital development, i.e., campgrounds, concrete boat ramps, beaches, toilet buildings, marinas, greenways, etc.

Shoreline Access (Zone 7) – TVA-owned lands where approvals for shoreline alterations are considered. TVA's 1998 Shoreline Management Initiative determined the extent of shoreline access lands; therefore, this zone will not be changed through the land planning process.

For planning purposes, land is considered committed if it is under lease, license, or contract; is a developed TVA project such as a dam reservation or power lines; has known sensitive resources present; has a management plan; fronts land transferred or sold for public recreation use; or is a TVA-developed recreation area. Agricultural licenses and other temporary permits are considered to be an interim use of TVA public land and therefore are generally not considered to be committed. All other TVA owned land is considered uncommitted and is available for planning.



Committed Land



Uncommitted Land

**Mountain Reservoirs Land Plan Parcel Information Table
Chatuge Reservoir**

Parcel Number	Acres	Zone Allocation						Description
		2	3	4	5	6	7	
1	321.5	●						Dam Reservation, including Overlook, Boat Ramp, Walking Trail and Picnic Area
2	4.1			●				Gibby Island
3	25.1	●						Gibson Cove Campground Operated by Clay County, NC on Dam Reservation
4	33.6			●				Pine/Hardwood Forest with Diverse Habitat Features
5	118.9					●		Clay County Park Campground and Day Use Area Operated by Clay County, NC
6	210.7			●				Pine/Hardwood Forest with Diverse Habitat Providing Informal Recreation
7	4.4			●				Island
8	1.5			●				State Line Island
9	3.0						●	Fronts McClure Subdivision
10	27.2			●				Forest Characterized by Large Mature Hardwoods
11	1.0						●	Fronts Property with Deeded Access Rights
12	0.4			●				Fronts Hideaway Point Subdivision; No Deeded Access Rights
13	42.2					●		Chatuge Woods Campground Operated by Towns County, Georgia
14	0.4			●				Small Parcel with No Deeded Access Rights
15	53.2			●				Highly Visible Peninsula with Limited Access Providing Informal Recreation
16	4.5					●		Fronts The Ridges Resort and Marina; This parcel is currently committed to Commercial Recreation through a land use agreement; however, deeded access rights for private water-use facilities exist
17	3.7	●						State Road Right of Way
18	3.7					●		Forest Providing Informal Recreation Suitable for Future Developed Recreation
19	7.3	●						Blue Ridge Electric Corporation Membership Substation Site
20	0.3						●	Fronts Ridgecrest Circle Drive
21	2.3						●	Fronts Property with Deeded Access Rights
22	2.1						●	Fronts Sutton Cove Subdivision
23	2.7						●	Fronts Chatuge Shores 2 Subdivision
24	11.5						●	Fronts Cedar Cliff Subdivision
25	1.5						●	Fronts Tranquil Pointe Subdivision
26	1.4			●				Island Providing Visual Benefits
27	39.0					●		Georgia Mountain Fairgrounds
28	104.9					●		Towns County Park-Campground and Day Use Area
29	17.0					●		Commercial Development, including Restaurant and Hotel
30	1.2			●				Island Providing Visual Benefits
31	0.5			●				Riparian Protection with No Deeded Access Rights
32	9.2					●		Fronts US Forest Service Day Use Area
33	4.8			●				Fronts US Forest Service Property
34	26.8			●				Fronts US Forest Service Property
35	0.3						●	Fronts Acree Sunnyside Estates Subdivision

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		2	3	4	5	6	7	
36	3.6						●	Fronts Martin Burrell and Collins Subdivisions
37	1.6						●	Fronts Property with Deeded Access Rights
38	0.1			●				Small Parcel with No Deeded Access Rights
39	0.3						●	Fronts Lake Chatuge Heights Subdivision
40	2.3						●	Fronts Beech Cove Vista Subdivision
41	2.7						●	Fronts Stonecrest Subdivision
42	0.3	●						State Road Right of Way
43	2.1						●	Fronts Property with Deeded Access Rights
44	0.3						●	Fronts Property with Deeded Access Rights
45	3.3					●		Georgia Highway Department Park and Ride with Picnic Tables
46	0.6						●	Fronts Property with Deeded Access Rights
47	4.2		●					Protection of Sensitive Natural Resources - Wetlands at Hightower Creek Inflow
48	3.2		●					Protection of Sensitive Natural Resources - Wetlands
49	4.3			●				Narrow Steep Parcel Adjacent to River Channel
50	0.7						●	Fronts Property with Deeded Access Rights
51	7.6			●				Small Parcel Characterized by Wooded Slope
52	6.1					●		Open space currently used for informal recreation; potential for future developed recreation use
52A	1.9			●				Open field and strip of forested riparian zone
53	4.1	●						Municipal Water Treatment Plant
54	0.5			●				Small Parcel with No Deeded Access Rights
55	0.9						●	Fronts Nacoochee Shores Subdivision
56	0.4			●				Small Parcel with No Deeded Access Rights
57	0.9						●	Fronts Property with Deeded Access Rights
58	1.7	●						Small Parcel with No Deeded Access Rights; Fronts Towns County Fire Department
59	0.8						●	Fronts Property with Deeded Access Rights
60	1.8		●					Protection of Sensitive Cultural Resources
61	0.2			●				Small Parcel with No Deeded Access Rights
62	5.7	●						Municipal Wastewater Treatment Plant
63	29.1					●		Towns County Park - Multi-Purpose Center
64	2.2						●	Fronts Property with Deeded Access Rights
65	0.5						●	Fronts Property with Deeded Access Rights
66	0.9			●				Northern Portion of Island
67	10.3			●				Informal Recreation Area with Access from State Highway
68	4.3		●					Protection of Sensitive Natural Resources - Wetlands at Bell Creek Inflow
69	3.0						●	Fronts Property with Deeded Access Rights
70	1.0			●				Small Peninsula Providing Informal Recreation Use

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		2	3	4	5	6	7	
71	0.4						●	Fronts Property with Deeded Access Rights
72	1.6						●	Fronts Property with Deeded Access Rights
73	55.2			●				Upland Mixed Pine Hardwood Providing Informal Recreation
74	47.0			●				Upland Mixed Pine Hardwood Providing Informal Recreation
75	0.7			●				Small Island
76	1.1						●	Fronts Property with Deeded Access Rights
77	66.4			●				Upland Mixed Pine Hardwood Providing Informal Recreation with Vehicular Access
78	108.3			●				Cable Island - Upland Mixed Pine Hardwood Providing Informal Recreation
79	2.5						●	Fronts Cherokee Hills Subdivision
80	1.7						●	Fronts Hidden Valley Estates Subdivision
81	2.3						●	Fronts Property with Deeded Access Rights
82	0.9		●					Protection of Sensitive Natural Resources - Wetlands
83	2.5						●	Fronts McIntosh Cove Subdivision
84	109.0			●				Fronts US Forest Service Property
85	13.8					●		Fronting US Forest Service - Jack Rabbit Campground
86	8.0						●	Fronts Cypress Point Subdivision
87	7.7					●		Chatuge Cove Complex Primitive Campground
88	26.4			●				Variable Age Upland Hardwood/Pine Accessible from State Highway
89	0.8						●	Fronts Lake Breeze Acres Subdivision
90	1.3					●		Fronts NC Wildlife Resources Commission Property Designated Bank Fishing Area
91	0.1			●				Small Parcel surrounded by NC Wildlife Resources Commission Property
92	1.1			●				Small Parcel surrounded by NC Wildlife Resources Commission Property
93	0.7						●	Fronts Property with Deeded Access Rights
94	0.1			●				Small Parcel with No Deeded Access Rights
95	1.2						●	Fronts Shooting Creek Subdivision
96	29.9			●				Highly Visible Point with Diverse Upland Hardwood Forest
97	0.7			●				Small Island
98	6.3						●	Fronts Walker Point Subdivision
99	10.8			●				Diverse Cove/Upland Hardwood Habitat
100	4.2					●		Roadside Park Maintained by NCDOT Providing Informal Recreation
101	4.9	●						State Road Right of Way
102	7.1			●				Corridor Adjacent to Highway Right of Way Incumbered with Private Road Easements
103	8.0			●				Variable Age Pine Hardwood Slope
104	13.5					●		Fronts Ledford Chapel Boat Ramp Maintained by NC Wildlife Resources Commission
105	0.3			●				Small Parcels with No Deeded Access Rights
106	2.1						●	Fronts Property with Deeded Access Rights

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		2	3	4	5	6	7	
107	6.9	●						Municipal Ground Water Wells and Treatment Facility Operated by Clay County, NC
108	2.3		●					Protection of Sensitive Historic Resources
109	1.9					●		Hiwassee River Stream Access Site
Total Acres:	1765.1							
	Committed Land - Existing land use agreement, contains deeded rights, presence of sensitive resources, or used for project operations.							
	Uncommitted Land - Parcel that is not committed to existing use and may be considered for alternative allocations.							