

## **Appendix D – Suitability/Capability Analyses**

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<b>Zone 4 – Natural Resource Conservation</b>							
<b>Zone 4 Activity</b>	<b>Size of Land Base</b>	<b>Access</b>	<b>Ecological Diversity</b>	<b>Habitat Management</b>	<b>Forestation</b>	<b>Avg. Slope</b>	<b>Compatibility With Sensitive Features or Existing Natural Resource Management Practices</b>
<b>Informal/ Dispersed Camping</b>	H = >20 acres M = 10-20 acres L = <10 acres	H = Good road access or good boat access on most of parcel M = Road Access or boat access on <50% of parcel L = No road or boat access	N/A	N/A	H = >50% cover M = 25-50% cover L = <25% cover	H = Slope of <5% on >25% of parcel M = Slope of <5% on <25% of parcel L = No area with <5% slope	H = No potential to impact sensitive species or current management M = Some potential to impact sensitive species or management L = Will impact sensitive species or management
<b>Hunting</b>	H = >40 acres M = 20-40 acres L = <20 acres	H = Good road access or good boat access on most of parcel M = Road access or boat access on <50% of parcel L = No road or boat access	N/A	H = Easily managed (for target game animal habitat) M = Could be managed L = Difficult to manage	N/A (species specific)	N/A	H = No potential to impact sensitive species or current management M = Some potential to impact sensitive species or management L = Will impact sensitive species or management
<b>Informal Bank Fishing (no structure)</b>	N/A	H = Existing road and parking adjacent to shoreline M = Road within overland access possible L = No overland public access	N/A	H = Easily managed (for target game animal habitat) M = Could be managed L = Difficult to manage	N/A	H = Slope of <5% on >25% of parcel M = Slope of <5% on <25% of parcel L = No area with <5% slope	N/A
<b>Informal Trails</b>	H = >40 acres M = 20-40 acres L = <20 acres	H = Road to site and parking possible M = Road within 0.5 mile with possible parking L = Road >0.5 mile away and no parking	N/A	N/A	H = >50% cover M = 25-50% cover L = <25% cover	H = General slope conducive to trails on >50% M = General slope conducive to trails on 25-50% of parcel L = General slope conducive to trails on <25% of parcel	H = No potential to impact sensitive species or current management M = Some potential to impact sensitive species or management L = Will impact sensitive species or management

Zone 4 – Natural Resource Conservation							
Zone 4 Activity	Size of Land Base	Access	Ecological Diversity	Habitat Management	Forestation	Avg. Slope	Compatibility With Sensitive Features or Existing Natural Resource Management Practices
<b>General dispersed use (i.e., bird watching, geo-cacheing, photograph wildlife)</b>	H = >20 acres M = 10-20 acres L = <10 acres	H = Road to site and parking possible M = Road within 0.5 mile with parking possible L = Road >0.5 mile away and/or no parking	N/A	N/A	N/A	N/A	H = No potential to impact sensitive species or current management M = Some potential to impact sensitive species or management L = Will impact sensitive species or management
<b>Management for diversity of ecological communities, and/or a variety of successional stages</b>	H = >100 acres - not in linear strips M = 50-100 acres - not in linear strips L = <50 acres	H = Existing road network M = Overland access possible L = No overland public access	H = >5 Ecological communities or successional stages M = 3-5 Ecological communities or successional stages L = 1-3 Ecological communities or successional stages	H = Easily managed M = Could be managed L = Difficult to manage	N/A	N/A	N/A

H = High  
M = Medium  
L = Low  
N/A = Not applicable

Zone 5 - Industry																
Type	Rating	Land Base	Industry Requiring Water Access	Topography	Flood Plain	Miles to Major State Highway	Available Utilities	Road Access	Land Condition	Water Supply	Waste Water Management	Storm Water Management	Air Quality	Energy-Electric Distribution	Financial Benefits	Alignment with Existing Reservoir Land Zone
Business Parks, Light Manufacturing, Industrial Access, Barge Terminal, Minor Landings	High	>10 ac.	Yes	1-15%	Majority above	<5	All	Road within 1/2 mi. of site	Brownfield/previous site alteration and/or development	Municipal capacity and distribution line directly adjacent	Municipal assimilative capacity available with adjacent trunk lines	Full range of BMP applicable to reach non-degradation	Attainment area	Municipal capacity available distribution line within 1 mi.	>\$25 million to regional economy >\$100 million to tax base	Yes
	Low	<10 ac.	No	>15%	Majority below	>5	None	Road >1/2 mi. of site	Wooded/ no previous site disturbance	No public water supply available; distribution line available more than 5 mi. away	Municipal assimilative capacity not available with no adjacent trunk lines	Infiltration BMPs not available	Non-attainment	New substation required; lines available > 5 mi. away	<\$5 million to local economy <\$25 million to tax base	No

**ED Approved Definitions**

**Business Parks** - TVA waterfront land which would support businesses and light manufacturing activities.

Business parks should not include retail, service bases businesses lake laundry, fast food, grocery stores, gas stations, daycares, or any walk-in type businesses.

**Industrial Access** - Access t the waterfront by back-lying property owners across TVA property for water intakes, wastewater discharge, or conveyance of commodities (i.e., pipelines, rail, or road).

Barge terminals are associated with industrial access corridors.

**Barge Terminal Sites** - Public or private facilities used for the transfer, loading, and unloading of commodities between barges and trucks, trains, storage areas, or industrial plants

**Fleeting Areas** - Sites used by the towing industry to switch barges between tots or barge terminals which have both offshore and onshore facilities

**Minor Commercial Landing** - A temporary or intermittent activity that takes place without permanent improvements to the property. These sites can be used for transferring pulpwood, sand, gravel, and other natural resource commodities between barges and trucks.

Zone 6 - Developed Recreation								
Zone 6	Land Base	Forestation	Shoreline	Harbor Area	Reservoir Drawdown	Location	Road Access	Outside Interest
<b>Public Parks</b> (Local, state, or federal Parks)	H >20 acs.; 1-10% slope M 10-20 acs.; 10-15% slope L <5acs.; >15% slope	H >50% cover M 25-50% cover L <25% cover	H <15% slope underwater; no water hazards M 15-20% slope underwater; correctable hazards L >20% slope underwater; prohibitive hazards	N/A	H minimal visual aesthetic impact M moderate visual aesthetic impact L major visual aesthetic impact	H Major area of need M may be needed L duplicates or is questionable	H road to the site M road within 1/2 mile L road >1/2 mile away	H Use requested M Potential exists L Unlikely
<b>Commercial</b> (Campgrounds, marinas, and resorts)	H >20 acs.; 1-10% slope M 10-20 acs.; 10-15% slope L <5acs.; >15% slope	H <25% cover M 25-50% cover L >50% cover	H <15% slope underwater; no water hazards M 15-20% slope underwater; correctable hazards L >20% slope underwater; prohibitive hazards	H >10 acs.; wind-protected M 5-10 acs.; partial protection L <5 acs.; no natural protection	H minimal visual aesthetic impact M moderate visual aesthetic impact L major visual aesthetic impact	H Major area of need M may be needed L duplicates or is questionable	H road to the site M road within 1/2 mile L road >1/2 mile away	H Use requested M Potential exists L Unlikely
<b>Water Access</b> (Lake or river access sites)	H >3 acs. M 1-3 acs. L <1 ac.	N/A	H <15% slope underwater; no water hazards M 15-20% slope underwater; correctable hazards L >20% slope underwater; prohibitive hazards	N/A	N/A	H Major area of need M may be needed L duplicates or is questionable	H road to the site M road within 1/2 mile L road >1/2 mile away	H Use requested M Potential exists L Unlikely

Rating Categories: H=high; M=medium; L=low.