

Overview

Mountain Reservoirs Land Management Plan Final Environmental Impact Statement

The TVA mountain reservoirs, located in northeast Georgia, southwest North Carolina, and southeast Tennessee, include Chatuge, Hiwassee, Blue Ridge, Nottely, Ocoee 1, 2, and 3, Apalachia, and Fontana. The TVA-managed land base around these reservoirs totals approximately 6,220 acres. Eight of the nine reservoirs were planned previously under the TVA Forecast System, which was developed in 1965. Fontana Reservoir has never been forecast. TVA currently uses Forecast System designations to guide management on approximately 4,611 acres of shoreline property on the mountain reservoirs. The remaining 1,609 acres of property on the mountain reservoirs were not planned under the Forecast System.

TVA proposes to develop a plan to guide the management of the 6,220 acres of mountain reservoirs properties. This plan involves allocating each shoreline parcel of these properties to one of the following zones: Project Operations, Sensitive Resource Management, Natural Resource Conservation, Industrial, Developed Recreation, and Shoreline Access. Zone descriptions are provided in the following table.

Zone		Description
1	Non-TVA Land	Shoreland that TVA does not own in fee or land never purchased by TVA. Parcels of TVA property will not be allocated to this zone, and parcels already allocated to this zone will not be changed in the land planning process.
2	Project Operations	Reservoir land currently used for TVA operations and public works, e.g., dam reservations and land for power facilities, navigation support, and public works/infrastructure.
3	Sensitive Resource Management	Land managed for the protection and enhancement of sensitive resources such as wetlands, historic sites, TVA Small Wild Areas, etc.
4	Natural Resource Conservation	Land managed to enhance natural resources for human use and appreciation, e.g., TVA public lands managed for forest or wildlife enhancement, dispersed recreation areas, wildlife observation areas, islands less than 10 acres.
5	Industrial	Land managed for economic development, including businesses in distribution, processing, assembly, and light manufacturing. Preference will be given for businesses requiring water access. On the mountain reservoirs, industrial development could include light industrial and industrial access.
6	Developed Recreation	Land managed for concentrated, active recreational facilities that require capital improvement and maintenance.
7	Shoreline Access	TVA-managed land where Section 26a applications or other land use approvals for residential shoreline alterations are considered. Such requests include residential water use facilities, shoreline access corridors, shoreline stabilization, and shoreline vegetation management.

Under the proposed plan, a parcel's allocation would guide its future use and management. Specifically, a parcel's allocation would determine the appropriateness of future land use or management proposals for that parcel.

TVA has described the plan and the potential environmental effects of implementing four options for adopting such a plan in an environmental impact statement (EIS). Three options or “alternatives” were considered in the draft EIS. However, in the final EIS, four feasible alternatives were considered, and the potential environmental effects of adopting and implementing each alternative were analyzed and documented. Under Alternative A, the No Action Alternative, TVA would not allocate shoreline parcels into one of the above zones. Rather, the respective Forecast System designations would be used as guidelines for determining suitable land use and management of shoreline parcels under Alternative A.

Alternatives B, C, and D are considered Action Alternatives, and TVA would allocate parcels to various zones under these alternatives. The three Action Alternatives differ with respect to the allocation of parcels. The alternatives are summarized below.

- **Alternative A** (the No Action Alternative) - TVA would continue to use the Forecast System regarding the management and use of 4,611 acres of land on the mountain reservoirs. The remaining 1,609 acres would be managed in accordance with existing commitments and land use agreements along with TVA’s Shoreline Management Policy and Land Policy.
- **Alternative B** - On a parcel-by-parcel basis, TVA would allocate its 6,220 acres of public lands to one of the zones (i.e., Zones 2 through 7) described above. These zone allocations would be based on existing land use and commitments. This alternative represents a “baseline” situation in that parcel allocations would be consistent with current conditions on the respective parcels.
- **Alternative C** - With the exception of six parcels, TVA would allocate parcels the same as under Alternative B. Four parcels totaling 101.6 acres on Chatuge Reservoir and two parcels totaling 4.0 acres on Hiwassee Reservoir would be allocated for more development-oriented uses under Alternative C. Specifically, Chatuge Parcel 10 (27.2 acres) would be allocated to Zone 5 (Industrial), and Parcel 52 (6.1 acres), Parcel 52a (1.9 acres), and Parcel 77 (66.4 acres) on Chatuge would be allocated to Zone 6 (Developed Recreation). (These four parcels would be allocated to Zone 4 [Natural Resource Conservation] under Alternative B.) On Hiwassee, Parcel 34 (2.4 acres) and Parcel 49 (1.6 acres) would be allocated to Zone 6 (Developed Recreation). (These two parcels would be allocated to Zone 4 [Natural Resource Conservation] under Alternative B.)
- **Alternative D** (the Blended Alternative) - With the exception of two parcels, totaling 7.7 acres, TVA would allocate all parcels the same as under Alternative B. Parcel 52 (6.1 acres) on Chatuge Reservoir and the 1.6-acre Parcel 49 on Hiwassee would be allocated to Zone 6 (Developed Recreation). The 27.2-acre Parcel 10 on Chatuge, which would be allocated for industrial use under Alternative C, would be allocated to Zone 4 (Natural Resource Conservation) under Alternative D. Likewise, the 66.4-acre Parcel 77 on Chatuge would be allocated to Zone 4 (Natural Resource Conservation) under Alternative D.

Regardless of the alternative, any proposals or land use requests for a particular parcel would be subjected to an appropriate level of environmental review prior to TVA granting approval.

TVA's Preferred Alternative is Alternative D. Adoption of this alternative would afford protection to sensitive ecological and cultural resources on the mountain reservoirs properties and would provide additional developed and dispersed recreational opportunities. Under this alternative, land use allocations would change on a minor amount of property (i.e., 7.7 acres of 6,220). Implementation of the Blended Alternative is not expected to result in any significant adverse environmental effects.