

**REEVALUATED FINDING OF NO SIGNIFICANT IMPACT**  
**TENNESSEE VALLEY AUTHORITY**  
**NORRIS RESERVOIR LAND MANAGEMENT PLAN**

ANDERSON, CAMPBELL, CLAIBORNE, GRAINGER, AND UNION COUNTIES, TENNESSEE

**Proposed Action and Need**

On August 8, 2001, the Tennessee Valley Authority (TVA) issued a finding of no significant impact (FONSI) for the *Norris Reservoir Land Management Plan* (NRLMP), which included the allocation of 27,927 acres of TVA-managed public land on Norris Reservoir into five planning zones. In the NRLMP, land parcels were allocated to Project Operations (Zone 2), Sensitive Resource Management (Zone 3), Natural Resource Conservation (Zone 4), Developed Recreation (Zone 6), and Residential Access (Zone 7). There are no Industrial/Commercial Development (Zone 5) parcels on Norris Reservoir.

Recent research of deeds shows that on certain TVA reservoir land tracts, the current land management zone allocations, particularly Zone 6 (Developed Recreation), have the potential to conflict with egress and ingress rights of the adjacent property owners if the current back-lying land use were to change. The resolution of these potential conflicts could result in the TVA Board of Directors receiving a number of requests for minor changes to land allocations in several TVA reservoir land plans including the NRLMP. To recognize the existing deeded landrights of adjoining landowners with respect to access to TVA reservoirs, TVA proposes to modify the NRLMP to allow allocation changes under certain circumstances.

Specifically, TVA proposes to change the allocation of all or portions of 16 marginal strip parcels (see Table 1) on TVA-managed public land from Zone 6 to Zone 7 (Residential Access) upon request from those adjoining (i.e., back-lying) landowners having the necessary deeded access rights. The effects of these allocation changes were addressed in the attached March 2010 environmental report, which is incorporated by reference.

**Table 1. Norris Reservoir Parcels**

Parcel Number	Current Zone	Acres	Feet of Shoreline	Current Use
21	6	3.1	1,551	This parcel is licensed to Twin Cove for commercial recreation.
66	6	7.0	4,752	This parcel has three sections: (1) shoreline fronting XNR-655; Whitman Hollow Dock has a license for commercial recreation; (2) portion transferred to the Tennessee Wildlife Resources Agency, and has a concrete launching ramp and gravel parking lot; and (3) portion fronting TVA-retained fee land (NR-721). Section 2 and 3 do not have private access rights.
77	6	14.7	3,613	This parcel fronts a Blue Ridge Council of the Boy Scouts of America camp.
80	6	8.2	3,309	Rainbow Marina and Resort is located on this parcel.
84	6	5.8	2,301	This parcel fronts the Ministers and Orphanage Camp.

Parcel Number	Current Zone	Acres	Feet of Shoreline	Current Use
87	6	6.9	5,075	Shanghai Resort is located on this parcel.
109	6	19.2	4,493	This parcel is licensed to the Powell Valley Resort.
118	6	6.6	4,632	Flat Hollow Marina is located on this parcel.
124	6	7.4	6,814	Blue Springs Boat Dock is located on the right bank of this parcel.
140	6	0.5	764	This parcel fronts Greasy Hollow Boat Dock.
209	6	65.4	9,529	This parcel has three sections: (1) 30-year recreation easement was conveyed to Claiborne County (now expired); (2) a small tract transferred to the Tennessee Wildlife Resources Agency; and (3) portion licensed for mooring rights for Lone Mountain Dock. Sections 1 and 2 have no private access rights.
293	6	10.5	7,523	This parcel has a license agreement for mooring rights for Hickory Star Boat Dock; the portion of parcel fronting Big Ridge State Park does not have private access rights.
297	6	132.6	39,551	This parcel fronts the Tanasi Girl Scout Camp, which has a license agreement to provide security and protection camp.
301	6	8.7	2,540	This parcel is licensed to Andersonville Boat Dock for mooring rights and harbor limits.
310	6	24.2	16,030	This parcel has a license agreement to Stardust Resort and Marina providing mooring rights and harbor limits.
315	6	5.3	2,173	Sequoyah Lodge and Marina Inc. has a license agreement providing mooring rights and harbor limits.
Totals		326.1	114,650	

## Discussion of Impacts

The 16 Norris Reservoir land parcels are composed of approximately 326 acres of land allocated to Zone 6, and have a total shoreline length of 114,650 feet (21.7 miles). This is about 1 percent of the TVA-managed public land on Norris Reservoir. Potential environmental effects from any shoreline access by back-lying landowners would be considered and evaluated in future environmental reviews. These reviews would be initiated when TVA considers requests for Section 26a approvals or land use actions. Furthermore, mitigation, such as requiring the use of best management practices (BMPs) and the imposition of TVA's General and Standard Conditions, as stipulated in the environmental reviews, would tend to decrease environmental impacts.

According to the 2001 environmental assessment for the NRLMP, TVA would manage the residential shoreline in accordance with the requirements of the 1999 Shoreline Management Initiative (SMI). The Shoreline Management Policy, which implements the SMI, requires an individual vegetation management plan for all new shoreline development included as Zone 7 (Residential Access). This measure would reduce water quality/aquatic ecological impacts, as well as impacts to wildlife and visual resources. TVA would require applicants for Section 26a approval to implement construction-related BMPs to further reduce potential effects to water quality and aquatic biota. The attached environmental report concluded that the previous

analysis and determinations of potential effects are valid and that these potential environmental impacts would be insignificant.

**Conclusion and Findings**

Based on the above analysis and the attached environmental report, TVA has determined that the potential environmental impacts of changing all or some of the allocation of 16 parcels on Norris Reservoir from Zone 6 (Developed Recreation) to Zone 7 (Residential Access) would not be a major federal action significantly affecting the environment. The environmental and project goals of the NRLMP would still be met. The previous FONSI remains valid. Accordingly, an environmental impact statement is not required.

*Linda B. Shipp*

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Date Signed

Attachment: *Recognition of Deeded Access Rights in Three Tennessee Valley Authority Reservoir Land Management Plans Environmental Report, TVA March 2010*