

FINDING OF NO SIGNIFICANT IMPACT (FONSI)

ROBMER PARTNERSHIP PROPOSED DEED MODIFICATION AFFECTING 93 ACRES CHICKAMAUGA RESERVOIR HAMILTON COUNTY, TENNESSEE

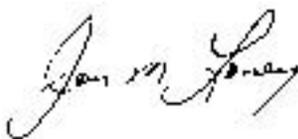
In response to a request by Robmer Partnership, TVA proposes to modify a deed to remove a restriction limiting development on a 93-acre tract (Tract No. SCR-53,S.1X) to private club recreation. If TVA grants the deed modification, Robmer has indicated that they plan to subdivide the property into 9 lots and sell them for residential use. A two-acre building site would be designated on each lot. Shoreline clearing would be restricted, and only one community dock would be allowed. TVA has prepared an EA to document its consideration of the environmental impacts of the deed modification action.

The EA evaluates the potential environmental impacts of two alternatives. Under the No Action Alternative, the deed modification would not be granted. The current owner could develop the property, as long as uses are consistent with development of a private recreational club. In addition, lake access dock permits could be granted and shoreline clearing could occur. Under the Action Alternative, TVA would grant the deed modification. The project would have no effect on wetlands, prime farmland, or National Register-eligible cultural resources. Minimal visual and aesthetic impacts are expected. TVA has verified the presence of large-flowered skullcap in one population on the deed modification tract.

As mitigation, TVA would require that lot owners refrain from clearing a 50-foot shoreline management zone, and would maintain access to the tract for placement of navigation safety aids. The following special commitment would be implemented:

- For protection of the large-flowered skullcap, a qualified professional botanist will delineate and permanently mark the boundaries of the population, along with buffers, prior to any vegetation disturbance on the tract. Contractors and equipment operators will attend a preconstruction meeting, involving the botanist and TVA, where they will be notified of the area to be protected. A restriction will be included in the deed to protect the area from disturbance.

Based on the EA, we conclude that approval of the deed modification for TVA Tract XCR-53, S.1X would not be a major Federal action significantly affecting the environment. Accordingly, an environmental impact statement is not required.



Jon M. Loney, Manager
NEPA Administration
Environmental Policy and Planning
Tennessee Valley Authority

July 7, 2005

Date