

Figure 2-4 Alternative C - Partial Land Sale with Mitigation

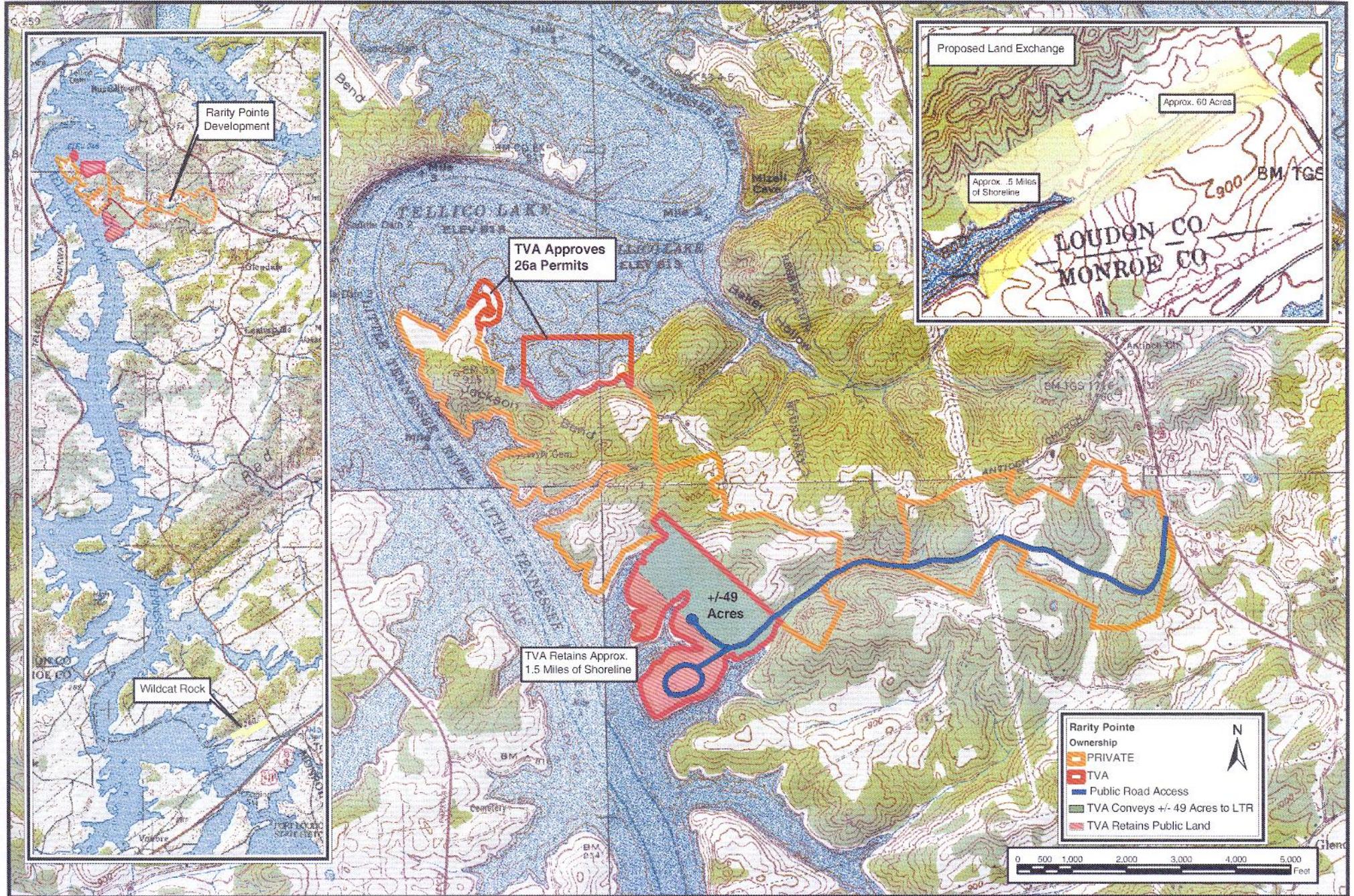
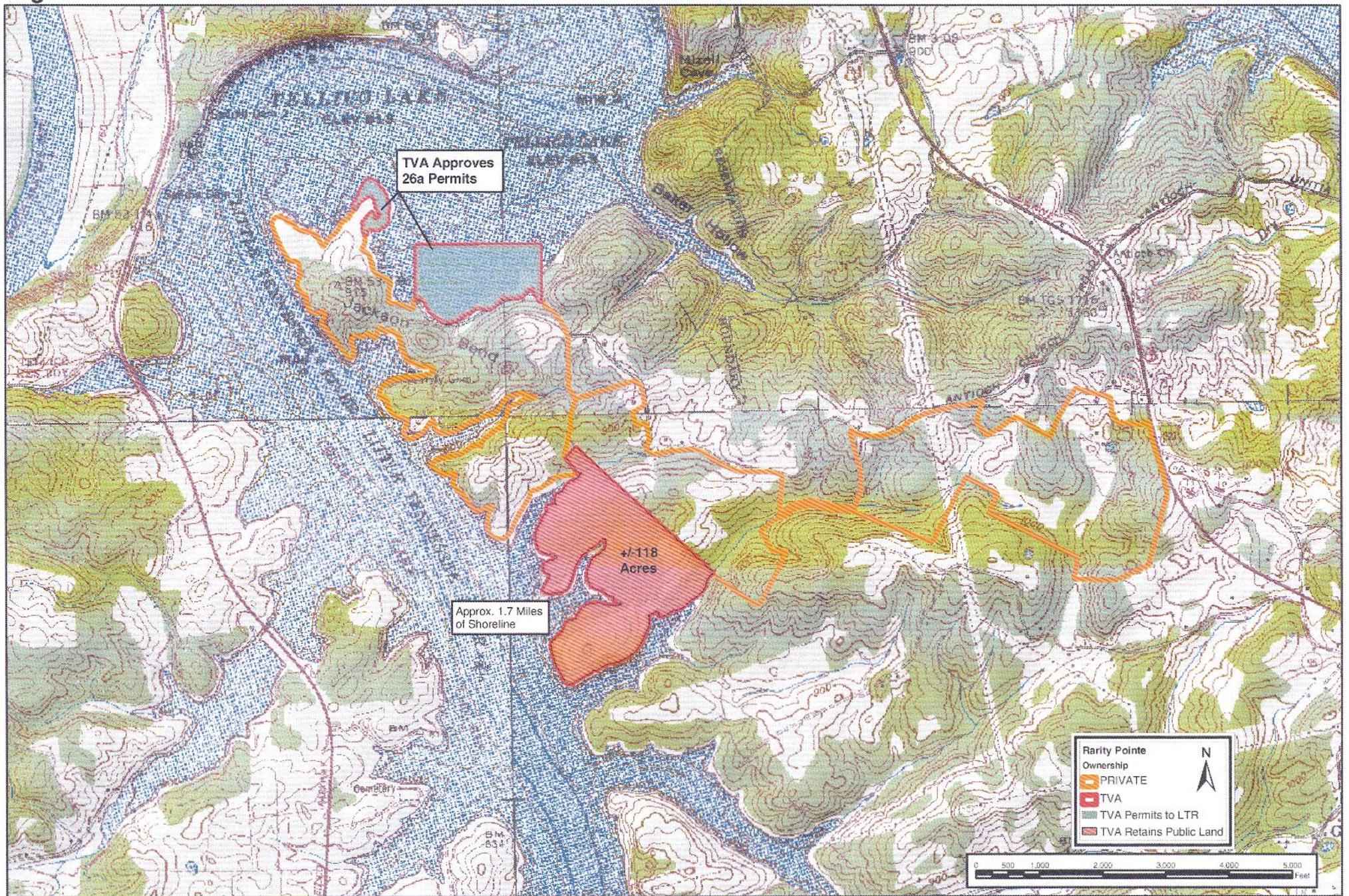


Figure 2-5 Alternative D - Small Golf Course and Marina with No Land Sale



2.2.5. Alternative E – Applicant’s Proposal with Mitigation

TVA would approve the new marina plans with up to 349 wet and 200 dry boat slips, shoreline stabilization and dredge; allow the construction of the par-3 golf course; and modify the land use allocation of current land use plan of the requested land and make it available for development as described under Alternative B, but with enhanced mitigation measures. The mitigation would address the loss of public lands and impacts to terrestrial habitat, aesthetics, and public recreation including a greenway and trails, and other potential environmental impacts. Rarity Communities would assist in establishing a trail terminal on Parcel 6, consisting of the construction of an access road, restroom, picnic area, and parking area of TVA design, and provide trail access for pedestrians across Rarity Pointe property (or elsewhere) to Parcel 9. Rarity Communities would also provide 256 acres of property at the Wildcat Rock site for the loss of public land and to mitigate other environmental impacts. TVA would reallocate the land on Parcel 6 for the trail terminal from Natural Resource Conservation to Recreation use; and approve the sale and allocation change of the Wildcat Rock tract from Industrial to Cultural, Public Use, and open Space by TRDA. See Figure 2-6.

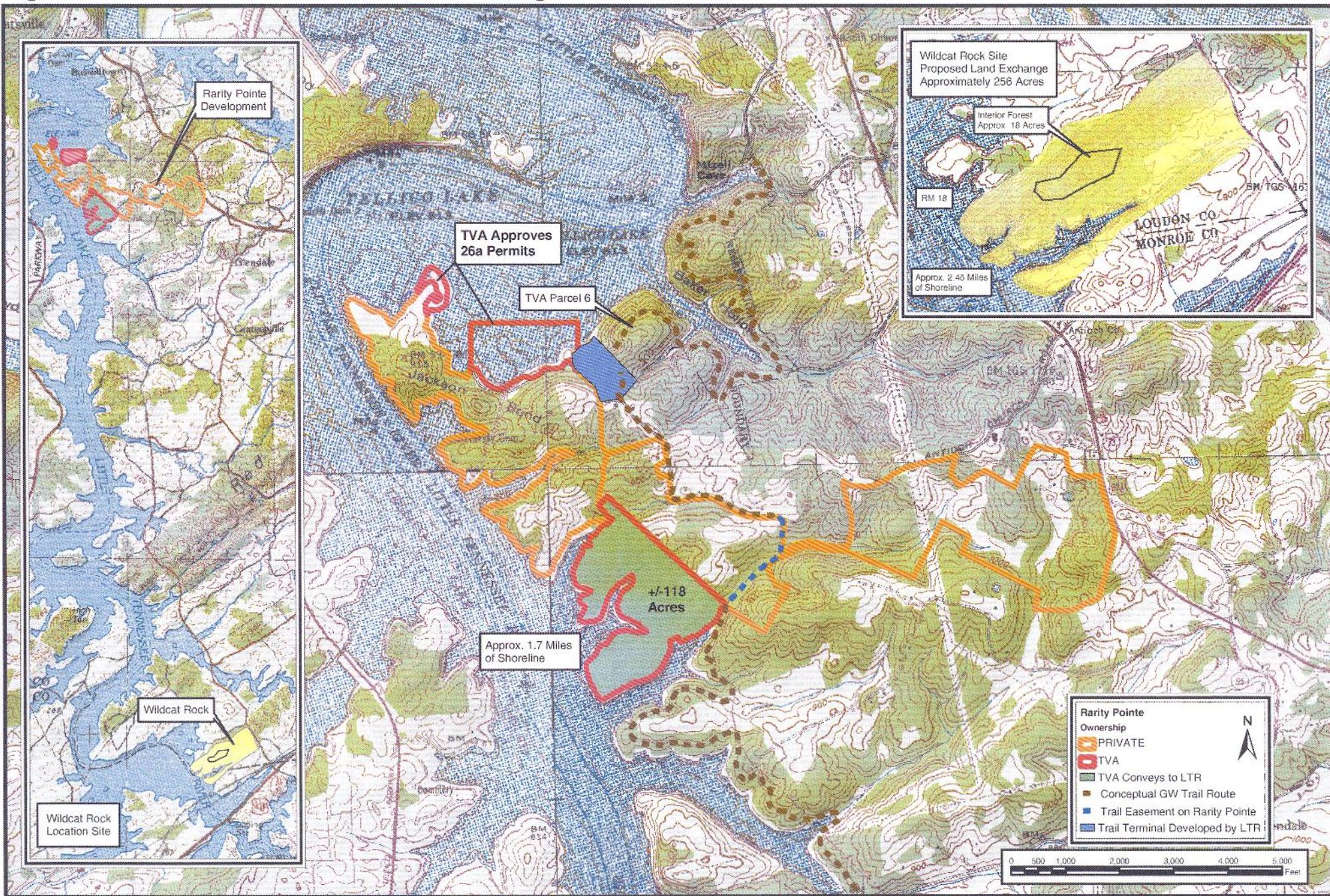
2.3. Alternatives and Mitigation Eliminated From Detailed Consideration

An alternative eliminated from further consideration involved (after the sale of the requested land) making the remainder of TVA property on the eastern shore of Tellico Reservoir subject to a legal instrument that would permanently dedicate the land to natural resource conservation (for example, a conservation easement) or transfer control of the remaining property to another federal or state land conservation agency and restrict its use to natural resource conservation. This is actually more properly viewed as a separate proposal or, possibly, as mitigation for the proposed action rather than an alternative. In any case, restricting all of the property remaining under TVA’s control on the eastern side of the reservoir would not be consistent with the 2000 Land Plan or the purposes of the Tellico project. While this could help mitigate some of the potential consequences of the requests at hand, other Alternatives provide an approach to mitigation that is more consistent with the scope of the potential impacts of Rarity Communities’ proposal. For these reasons, TVA has decided not to further analyze this as an alternative in the EIS.

TVA also considered as a mitigation element the construction and operation of a trailhead terminal on Parcel 8 as described in the land use plan. However, investigation into constructing a trail around the former TRDA property on TVA land below the 820-foot contour showed it to be impractical to construct. The existing terrain was very steep in places and the available TVA property too narrow in other places to accommodate a trail as part of a greenway. Further, unrestricted public vehicle and pedestrian access across the property which is now owned by Rarity Communities would conflict with their plans for a gated community and is unlikely to be obtainable. This mitigation element has, therefore, been eliminated from further consideration in this EIS.

In addition, TVA initially considered another mitigation site, the 232 acre Morganton Cemetery site (See Figure 2-7). However, after detailed evaluation and field inspections it was determined that this site was not environmentally superior to the Wildcat Rock site assessed in this document for mitigation except with respect to aesthetic and visual impacts to residential viewsheds. Although the Morganton Cemetery tract would not benefit the views of Rarity Pointe from Tellico Village, it would have preserved the views of residential areas elsewhere on the reservoir from future industrial sites. For these aesthetic and visual

Figure 2-6 Alternative E - Land Sale with Mitigation



➔ To Davis Ferry Trail Terminal

impacts, TVA has determined that the Morganton Cemetery site would be preferable. However, the Morganton Cemetery site is under TRDA's control and TRDA indicated that they would not make this property available.

2.4. Comparison of Alternatives

Under any alternative construction and operation of a commercial recreation and residential project is likely on the 539 acres of private land already owned by Rarity Communities. Development of the former TRDA property started in late summer, 2002 and currently has progressed to the construction of an internal road system to provide access to the planned house sites, the lodges, and the marina (see concept map, Figure 2-1). These actions are expected to continue regardless of TVA's decision.

Under any alternative, there would be no effects to cultural resources, and only temporary and minor effects on air quality. See Table 2-1 for resource comparison by alternatives.

Under the No Action Alternative, the same number of proposed residences and other impacts would be concentrated on Rarity Communities existing property. The TVA land would continue to be available for the uses described in the 2000 Land Plan including the greenway and trail. Although there would be no loss of public land, there would continue to be a significant loss of visual resources and degradation of terrestrial ecology, wetlands, water quality, and aquatic ecology by the likely continued development of private project land. There would be a potential loss of habitat for two sensitive species. The small par-3 golf course and marina would not be permitted, however other recreation opportunities would continue, including a full sized regulation golf course. The overall socioeconomic benefits associated with the continued development of the site on the existing privately owned land would occur with slightly fewer jobs and tax revenue.

Under Alternative B, the recreational resort community would be constructed offering both residential and rental opportunities; a full service marina including dredging, shoreline stabilization, dry storage, and restaurant for public use; an 18-hole, championship-play and par-3 golf courses; and lodge guest accommodations. The socioeconomic benefits resulting from the Rarity Pointe Development would be slightly enhanced with the sale of TVA property. However, there would be a notable loss of visual quality and adverse impacts of terrestrial ecology, wetlands, water quality, and aquatic ecology to both the involved public and private project land. There would be an adverse loss of recreation opportunities and the establishment of a greenway and trail would not occur on the sold public land. There would be a potential loss of habitat for two sensitive species. There would be cumulative terrestrial habitat loss due to the loss of public land on Tellico reservoir. The adverse impacts to jurisdictional wetlands; and some water quality, aquatic and terrestrial ecology impacts would be mitigated. Overall Alternative B achieves the applicant's purpose and need with the least cost to the applicant, but has the greatest environmental impact on natural resources.

Under Alternative C, the same recreational resort community as proposed could be accomplished but the residences proposed on TVA land would be placed on existing private land similar to Alternative A. The socioeconomic impacts would be the same as Alternative B. However, there would be a loss of visual resources and adverse impacts of terrestrial ecology, wetlands, water quality, and aquatic ecology to both the involved public and private project land. The proposed land exchange at Wildcat Rock (60 acres) would result in a minor loss of industrial land, an increase in the amount of public land on Tellico Reservoir, but not completely mitigate for the loss of terrestrial habitat or lost recreation

Table 2-1. Comparison of Alternatives					
	Alternative A - No Action	Alternative B - Applicant Proposal	Alternative C - Partial Land Sale with Mitigation	Alternative D - Small Golf Course and Marina with No Land Sale	Alternative E - Applicant's Proposal with Mitigation
Proposed Actions	None	Land sale (approximately 118 acres), par-3 golf course and marina	Land sale (49 acres), par-3 golf course, and marina	Par-3 golf course and marina	Land sale (approximately 118 acres), par-3 golf course and marina
Proposed Mitigation (Commitment Number from Section 4.15)	None	(2) Golf Course Plan (7) Wetlands (8 & 9) BMPs (13) No Lake Access (6 & 15) Dredge (14) Floodplains	(1) Vegetation Buffer (2) Golf Course Plan (3, 10, & 13) 60 Acre Land Exchange and Vehicle Access (4) Mature Trees (5) Lighting (7) Wetlands (8 & 9) BMPs (14) Floodplains (6 & 15) Dredge	(2) Golf Course Plan (4) Mature Trees (5) Lighting (7) Wetlands (8 & 9) BMPs (14) Floodplains (6 & 15) Dredge	(1) Vegetation Buffer (2) Golf Course Plan (3, 11, & 13) 256 Acre Land Exchange and Mitigation. (4) Mature Trees (5) Lighting (7) Wetlands (8 & 9) BMPs (14) Floodplains (6 & 15) Dredge
Resource Issues;					
Terrestrial Ecology	Impacts on private lands would contribute to cumulative terrestrial resource loss	Impacts on private and TVA lands would increase local and cumulative terrestrial resource loss.	Lesser impacts than Alt. B. Mitigation would reduce local and cumulative impacts.	Same as Alt. A with some increase to impacts from marina and par-3 golf course	Impacts to private lands are reduced, cumulative loss of terrestrial resources offset by mitigation
Aquatic Ecology	Adverse impacts to reservoir aquatic ecology	Adverse impacts to reservoir aquatic ecology	Minor impacts with BMPS	Minor impacts with BMPS	Minor impacts with BMPS
Threatened and Endangered Species	Potential loss of Indiana Bat and Bald Eagle habitat	Potential loss of Indiana Bat and Bald Eagle habitat	None	None	None
Water Quality	Adverse impacts from private land and golf course	Impacts from public and private lands, and marina and golf courses	Impacts from public and private lands, and marina and golf courses.	Impacts from private lands, and marina and golf courses.	Least impacts from public and private lands, and marina and golf courses.
Wetlands	Insignificant impacts to pond-fringe wetland on private land	Insignificant if shoreline wetlands are mitigated	Insignificant if shoreline wetlands are mitigated	Insignificant if shoreline wetlands are mitigated	Insignificant if shoreline wetlands are mitigated
Recreation Resources	Benefits of large golf courses (not championship) and resort, no loss of recreation on public land	Benefits of golf courses (championship) and marina, Loss of recreation on public land including greenway and terminal	Benefits of golf courses (championship), marina, and access to remaining public land, Increased acreage of public land	Benefits of golf courses (not championship) and marina. No loss of recreation on public land	Benefits of golf courses (championship) and marina, Offsets loss of recreation on TVA land, trail terminal and pedestrian access
Cultural Resources	None	None	None	None	None
Visual and Aesthetics	Significant loss of resources by development of private land	Notable increase in significant loss of resources compared to Alt. A because of development of both public and private land	Significant loss of resources on private land; loss of public shoreline land less than Alt. B; significant adverse impact to residential viewshed remains (partial mitigation)	Significant loss of resources on private land; moderate impacts to portions of public land	Significant loss of resources on private land; loss of public land mitigated by land exchange, but impacts to residential viewshed remains significant (no mitigation)
Socioeconomics	598 temporary jobs, 62 permanent jobs, \$1.7 million property tax revenue	645 temporary jobs, 66 permanent jobs, \$2.2 million property tax revenue	645 temporary jobs, 66 permanent jobs, \$2.2 million property tax revenue, loss of 30 acres of Industrial land	645 temporary jobs, 66 permanent jobs, \$2.2 million property tax revenue	645 temporary jobs, 66 permanent jobs, \$2.2 million property tax revenue, loss of 60 acres of Industrial land
Air Quality	Insignificant	Insignificant	Insignificant	Insignificant	Insignificant

opportunities. Although there would be a loss of some recreation opportunities, this loss would be somewhat offset by gaining vehicle access to the remaining TVA land on Parcel 8 and 9 where establishment of a greenway and trail could occur. There would be less potential for loss of habitat for two sensitive species. There would be cumulative terrestrial habitat loss do to the loss of public land on Tellico reservoir although not as severe as Alternative B. The adverse impacts to jurisdictional wetlands; and some of the water quality, aquatic and terrestrial ecology impacts would be mitigated. Alternative C achieves most of the applicant's purpose and need but with less environmental impact on natural resources than Alternative B.

Under Alternative D, the same recreational resort community as proposed could be accomplished but the residences and parts of the large golf course proposed on TVA land would be placed on existing private land similar to Alternative A. The socioeconomic impacts would be the same as Alternatives B and C. However, there would be a loss of visual quality and adverse impacts of terrestrial ecology, wetlands, water quality, and aquatic ecology to both the involved public and private project land. There would not be a loss of TVA land but also there would not be vehicular access to Parcels 8 and 9 across Rarity Pointe making the establishment of a trail terminal difficult. There would be less potential for loss of habitat for two sensitive species. There would be no terrestrial habitat loss on Tellico reservoir. The adverse impacts to jurisdictional wetlands; and some water quality, aquatic and terrestrial ecology impacts would be mitigated. Overall Alternative D partially achieves the applicant's purpose and need with less environmental impact on natural resources than Alternative B and C.

Under Alternative E, the recreational resort community could be accomplished as proposed. The socioeconomic impacts would occur similar to Alternative B. However, there would be a loss of visual quality. Although there would be some adverse impacts of terrestrial ecology, wetlands, water quality, and aquatic ecology to both the involved public and private project land this would be offset by the proposed land exchange at Wildcat Rock (256 acres). This would result in an increase in public lands on the Tellico Reservoir, and a minor loss of industrial land. The exchange would provide a greater variety of scenic features than present on the approximately 118 acres of public land. The exchange would offset the loss of the approximately 118 acres of public land except for the adverse, visual impacts that would occur principally to the residential viewshed, similar to alternative B. There would be increased recreation opportunities with the exchanged land and the creation of a trail terminal on Parcel 6 and pedestrian access across Rarity Pointe property which could provide continuation of the greenway and trail along the eastern shore of Tellico Reservoir. There would be a potential loss of habitat for two sensitive species. The adverse impacts to jurisdictional wetlands; and some water quality, aquatic and terrestrial ecology impacts would be mitigated. Overall Alternative E achieves the Applicant's purpose and needs with the least environmental impact to natural resources while providing a net increase of land.

Summary – In order of impact to the environment, Alternative E would be the most protective of the action alternatives, followed by Alternatives D, C, and B. Alternative A would have the fewest impacts to TVA public land, but would also concentrate environmental impacts on private land with fewer acres. Alternatives C and E would result in a net gain of public land on Tellico Reservoir to natural resource conservation allocation.

2.5 The Preferred Alternative

TVA's preferred alternative is Alternative E. Alternative E achieves the Applicant's objectives and meets the regional and economic development goals of the Tellico Project in a manner that reduces associated environmental impacts to acceptable levels. TVA has worked closely with the Applicant and TRDA to identify and put in place a number of mitigation measures. Of primary importance is the Applicant's willingness to provide property to offset the loss of the TVA lands and their inherent public values. As a consequence, the public is actually gaining more land as a result of this alternative, than it would lose by the sale of the TVA property to Rarity Communities. Under this alternative, the Applicant would support development of the greenway trail.