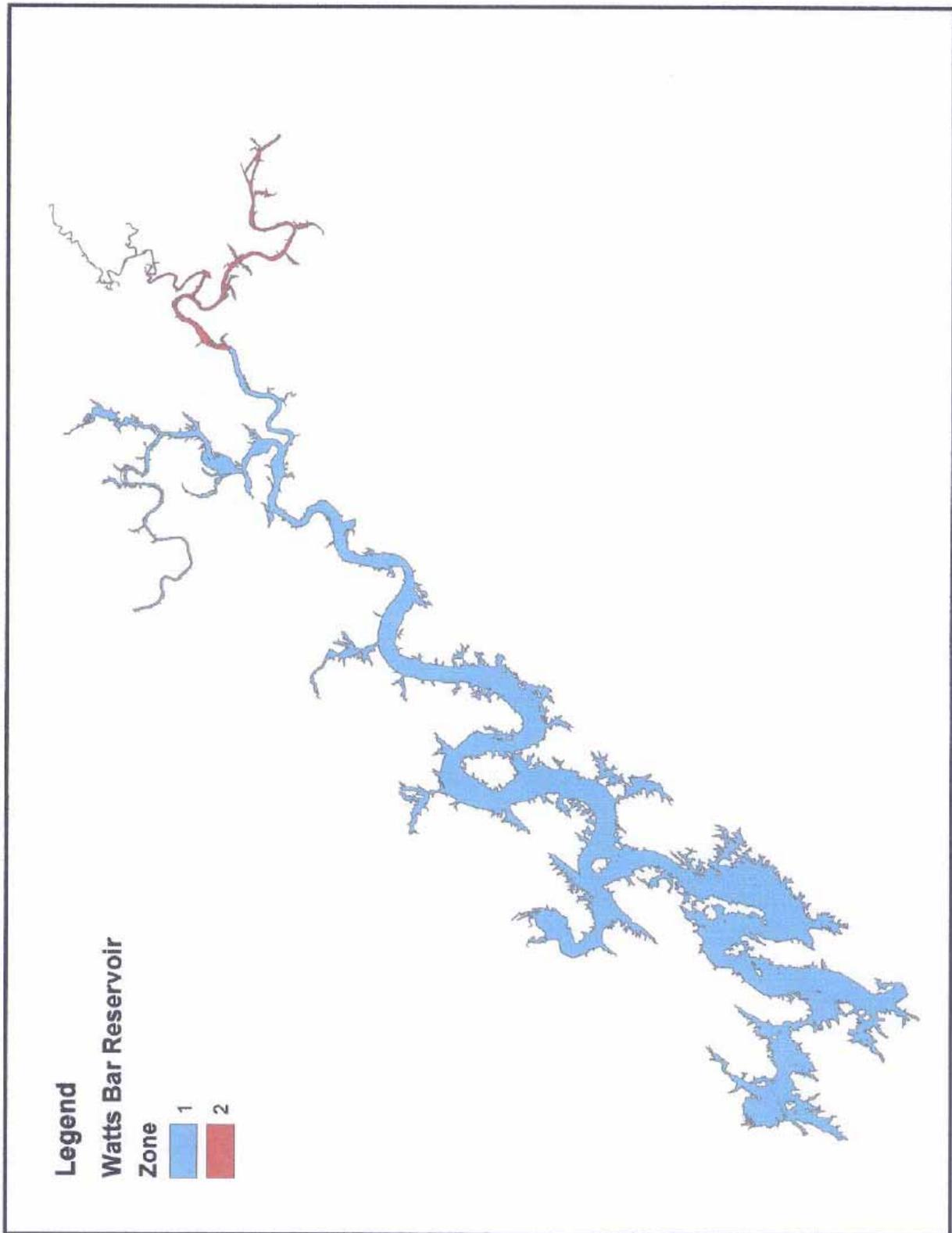


Appendix E – Recreation and Industrial Assessment

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Attachment I
Land Policy Recreation Assessments
Ranking Continuing/Anticipated Needs

Watershed Team: Watts Bar-Clinch

Reservoir: Watts Bar, Zone I Suburban

*Continuing/Anticipated
Recreation Demand*
(Select: High - Medium - Low)

(*See NSRE Activities Data Categories for Nature Based Land, Developed Setting Land, Water Based, Viewing/Learning, Outdoor Sports Individual, Outdoor Sports Team)

Public Boat Access High – Medium - Low

Commercial Marinas High - Medium - Low

Campgrounds High - Medium - Low

*Lodging In Support of Reservoir
Recreation/Tourism* High - Medium - Low

Developed Land Based Opportunities
(Picnicking, Swimming Beaches, Formal
Trails & Greenways, Fishing Piers...) High - Medium - Low

Informal Dispersed Land Based Opportunities
(Informal Camping, Hunting, Picnicking,
Wildlife Observation, Bank Fishing, Informal Trails...) High – Medium – Low

Additional Comments:

**Attachment I
Land Policy Recreation Assessments
Ranking Continuing/Anticipated Needs**

Watershed Team: Watts Bar-Clinch

Reservoir: Watts Bar, Zone II Rural Developed

*Continuing/Anticipated
Recreation Demand*
(Select: High - Medium - Low)

(*See NSRE Activities Data Categories for Nature Based Land, Developed Setting Land, Water Based, Viewing/Learning, Outdoor Sports Individual, Outdoor Sports Team)

Public Boat Access High – Medium - **Low**

Commercial Marinas High - Medium - **Low**

Campgrounds High - Medium - **Low**

*Lodging In Support of Reservoir
Recreation/Tourism* High - Medium - **Low**

Developed Land Based Opportunities
(Picnicking, Swimming Beaches, Formal
Trails & Greenways, Fishing Piers...) High - Medium - **Low**

Informal Dispersed Land Based Opportunities
(Informal Camping, Hunting, Picnicking,
Wildlife Observation, Bank Fishing, Informal Trails...) **High** – Medium – Low

Additional Comments:

Attachment I
Land Policy Recreation Assessments
Ranking Continuing/Anticipated Needs

Watershed Team: Watts Bar-Clinch

Reservoir: Watts Bar

*Continuing/Anticipated
Recreation Demand*
(Select: High - Medium - Low)

(*See NSRE Activities Data Categories for Nature Based Land, Developed Setting Land, Water Based, Viewing/Learning, Outdoor Sports Individual, Outdoor Sports Team)

Public Boat Access High – Medium - Low

Commercial Marinas High - Medium - Low

Campgrounds High - Medium - Low

*Lodging In Support of Reservoir
Recreation/Tourism* High - Medium - Low

Developed Land Based Opportunities
(Picnicking, Swimming Beaches, Formal
Trails & Greenways, Fishing Piers...) High - Medium - Low

Informal Dispersed Land Based Opportunities
(Informal Camping, Hunting, Picnicking,
Wildlife Observation, Bank Fishing, Informal Trails...) High – Medium – Low

Additional Comments:

Attachment II
Land Policy Recreation Assessments
Ranking Continuing/Anticipated Needs
Residential Shoreline

Watershed Team: Watts Bar-Clinch

Reservoir: Watts Bar

Private Water Access

For this reservoir, record the SMP total percentage of shoreline open for private residential dock access. Break that figure into an estimate of percentage shoreline currently developed / permitted, and percentage of remaining shoreline open for future residential access. WIT's can help derive an estimate of percentage shoreline developed/ permitted.

Total Percentage Open SMP Shoreline: 45.29%

Current Percentage Shoreline Developed/Permitted: 46.72%

Percentage Open Shoreline Remaining --- Not Developed or Permitted: 53.28%

Additional Comments:

**Attachment III
Land Policy Recreation Assessments
WROS Boating Capacity**

Using professional judgment and available data or reports, try to assign a WROS Class to each reservoir that represents existing conditions, or if feasible to sections of each reservoir defined by river mile range, large embayments, or other logical means of division. Although we only have limited on-water boat count data, an approximation of the WROS boating capacity coefficient ranges can be estimated through a facility capacity approach using the developed facilities inventory and ALIS to calculate the reservoir's total public access parking spaces, number of wet and dry slips, and number of private docks (total boating units). A boating capacity coefficient is defined as the number of water surface acres adequate for each recreational boat in a particular WROS class. See Excel Sheet **Attachment IV** (Boating Capacity Work Sheet) for the calculation steps and data needed. After assigning a WROS class for existing conditions to the reservoir or reservoir sections, also assign a desired future (10 years-out) WROS class based on resource management needs, user safety and quality of recreational experience factors.

Recreation staff will establish assumptions on Attachment IV about the estimated percentage of boats that would be in use on a peak summer holiday/weekend day, and an average boating season weekday. Those percentages will be applied to total boating units and divided into summer pool surface acres to obtain acres per boat. The acres per boat figures can then be related to one of the six WROS classes.

<i>Reservoir or Reservoir Subsections As Defined</i>	<i>Existing Conditions Boating Coefficients Weekday / Peak Use</i>	<i>Future Desired Boating Coefficient Peak Use</i>
1 – Suburban	Rural Developed/ Urban	Suburban
2 – Rural Developed	Rural Natural/ Rural Developed	Rural Developed
Suburban	Rural Developed/ Urban	Suburban

Attachment IV - Boating Capacity Worksheet

Reservoir: Watts Bar Zone 1 Suburban
 Watershed Team: Watts Bar-Clinch

Estimated Private Access Boating Units			
Total Permits From 26a Records		4597	
Multiple Slips (+)		2298	
Community Slips (+)		881	
Commercial Marinas (-)		15	
Adjusted Private Access Total		7791	

Estimated Boating Units - Total			
Adjusted Private Access Boating Units		7791	
Commercial Wet Slips		1390	
Commercial Dry Slips		238	
Subtotal Boating Units		9419	

Estimated Parking Spaces			
Public Ramp Parking		1119	
Private Community Ramp Parking		450	
Subtotal Parking Spaces		1569	

Estimated % Boating Units In Use			
	Ave. Summer Weekday %	Ave. Summer Weekend Day %	Peak Holiday Summer %
Commercial Wet & Dry Slips	15%	25%	35%
Public/Private Ramp Parking	20%	60%	75%

Full Pool Surface Acres	36189.22			
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	Ave. Summer Weekday	Ave. Summer Weekend Day	Peak Holiday Summer
Est Boating Units in Use	1727	3296	4473
Surface Acres Per Boating Unit	21	11	8

Attachment IV - Boating Capacity Worksheet

Reservoir: Watts Bar Zone 2 Rural Developed

Watershed Team: Watts Bar-Clinch

Estimated Private Access Boating Units			
Total Permits From 26a Records			16
Multiple Slips (+)			8
Community Slips (+)			49
Commercial Marinas (-)			0
Adjusted Private Access Total			73

Estimated Boating Units - Total			
Adjusted Private Access Boating Units			73
Commercial Wet Slips			0
Commercial Dry Slips			0
Subtotal Boating Units			73

Estimated Parking Spaces			
Public Ramp Parking			15
Private Community Ramp Parking			10
Subtotal Parking Spaces			25

Estimated % Boating Units In Use			
	Ave. Summer Weekday %	Ave. Summer Weekend Day %	Peak Holiday Summer %
Commercial Wet & Dry Slips	15%	25%	35%
Public/Private Ramp Parking	20%	60%	75%

Full Pool Surface Acres	1195.45			
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	Ave. Summer Weekday	Ave. Summer Weekend Day	Peak Holiday Summer
Est Boating Units in Use	16	33	44
Surface Acres Per Boating Unit	75	36	27

Attachment IV - Boating Capacity Worksheet

Reservoir: Watts Bar
 Watershed Team: Watts Bar - Clinch

Estimated Private Access Boating Units			
Total Permits From 26a Records		4613	
Multiple Slips (+)		2306	
Community Slips (+)		930	
Commercial Marinas (-)		15	
Adjusted Private Access Total		7864	

Estimated Boating Units - Total			
Adjusted Private Access Boating Units		7864	
Commercial Wet Slips		1390	
Commercial Dry Slips		238	
Subtotal Boating Units		9492	

Estimated Parking Spaces			
Public Ramp Parking		1134	
Private Community Ramp Parking		460	
Subtotal Parking Spaces		1594	

Estimated % Boating Units In Use			
	Ave. Summer Weekday %	Ave. Summer Weekend Day %	Peak Holiday Summer %
Commercial Wet & Dry Slips	15%	25%	35%
Public/Private Ramp Parking	20%	60%	75%

Full Pool Surface Acres	37384.67		
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	Ave. Summer Weekday	Ave. Summer Weekend Day	Peak Holiday Summer
Est Boating Units in Use	1743	3329	4518
Surface Acres Per Boating Unit	21	11	8

**Attachment V
Tims Ford Boating Capacity Study
Boat Density Classes**

As a second step, use the classification system from the Tims Ford boating capacity report to assign each defined reservoir section a boat traffic density class. This should be viewed as a first tier look at each reservoir that can help begin to identify areas of concern that may warrant a more rigorous review and analysis of boating capacity and crowding. Consultation is recommended with TVAP, state boating regulatory agencies, or other knowledgeable boating contacts to gain their perspectives. **Please provide a reservoir map with the boating density class section defined and marked.**

- Class I High to very high boat traffic density at peak use times and moderately high or high incidence of conflicts - or - Moderate density of boat traffic and high incidence of conflicts
- Class II Moderate or high boat traffic density at peak use times but low incidence of conflicts - or - Low to very low boat traffic density and moderate incidence of conflicts
- Class III High to very high boat traffic density at peak use times but low or moderate incidence of conflicts
- Class IV Low boat traffic density, even at peak use times, and low incidence of conflicts

<u><i>Reservoir or Reservoir Subsections as Defined</i></u>	<u><i>Boating Density Class</i></u>
Clinch 0-23	III
Emory 0-14	III
T 568-595.5	II
T 568-530	I

**Attachment VI
TVA Land Policy
Zone 6 Recreation Assessments
Tracts Not Recommended As Suitable**

Date: February 14, 2007

Watershed Team: Watts Bar-Clinch

Reservoir: Watts Bar

Tract / Parcel Number: 243

Briefly summarize why tract is considered unsuitable or there is insufficient continued need.

Marina operations have ceased. Docks are dilapidating or missing. Back lying property owner has no money. Demand for this marina does not exist. Property rights to request dock facilities are present.

For internal planning purposes, identify a recommended alternative use allocation zone and provide a brief justification.

Zone 7 Residential Access-ingress and egress rights exist, back lying property most likely to be residentially developed

**Attachment VI
TVA Land Policy
Zone 6 Recreation Assessments
Tracts Not Recommended As Suitable**

Date: February 13, 2007

Watershed Team: Watts Bar-Clinch

Reservoir: Watts Bar

Tract / Parcel Number: 257

Briefly summarize why tract is considered unsuitable or there is insufficient continued need.

This tract is more suitable for Zone 4 for the informal recreation opportunities that it provides and resource conservation. The back lying property is private and has no public access road leading to the parcel and does not lend to a public commercial marina. Due to the close proximity to several marinas and a private water use facility high density area, factors and demand do not exist for a commercial facility at this location.

For internal planning purposes, identify a recommended alternative use allocation zone and provide a brief justification.

Zone 4 to enhance informal recreation opportunities and resource conservation.

**Attachment VI
TVA Land Policy
Zone 6 Recreation Assessments
Tracts Not Recommended As Suitable**

Date: February 13, 2007

Watershed Team: Watts Bar-Clinch

Reservoir: Watts Bar

Tract / Parcel Number: 299

Briefly summarize why tract is considered unsuitable or there is insufficient continued need.

299 is being considered for Developed Recreation Opportunities, however, it would be more suitable in conjunction with tracts 295, 297 and 298 for a Zone 4 allocation. Current recreational uses of this area are hunting, hiking, wildlife viewing, informal camping and fishing. NSRE data shows a high demand in the watershed for visiting a wilderness or primitive area. This is a unique, undeveloped area of Watts Bar that has the potential to meet this demand.

For internal planning purposes, identify a recommended alternative use allocation zone and provide a brief justification.

Zone 4 in conjunction with 295, 297 and 298. Recommendation for use of area as a Natural Access Corridor. Meets resource and recreation demands in area.

**Attachment VII
TVA Land Policy
Zone 6 Recommended
Recreation Use & Development**

(It may be easier to use the Excel list of zone 6 tracts as Attachment VII)

Reservoir: Watts Bar

Watershed Team: Watts Bar-Clinch

<u>Tract/ Parcel No.</u>	<u>Commercial or Public</u>	<u>Recommended Facility Development</u>
300	Commercial	License Commercial Rec-Watts Bar Resort
279	Commercial	Expansion of Spring City Boat Dock
277	Public	Transfer for Municipal Park Purposes, Spring City Boat Dock
275	Commercial	License to Rhea Harbor
270	Public	Easement for Public Rec, Dixie League Youth Baseball Park & Veterans Park
12-8	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
266	Commercial	Rhea Springs Campground Informal rec opportunities
264	Commercial	License to Piney Point Marina
255	Public	Informal Camping, Sand Island
250	Commercial	License Eden Marina
12-16	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
245	Commercial	License Terrace View

12-17	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
12-18	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
241	Commercial	License to Arrowhead
240	Commercial	Future Expansion of Arrowhead
12-26	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
235	Commercial	License Lakeside Resort
12-27	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
230	Commercial	Easement for Commercial Rec below 750, 4ka Brigadoon Resort
12-24	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
221-A	Quasi	Camp Buck Toms
12-29	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
222	Commercial	License Harbor Point
219	Public	License Rockwood Community Park
218	Commercial	Potential Campground Operation
12-34	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation

Watts Bar Reservoir Land Management Plan

12-35	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
12-30	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
12-31	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
12-36	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
201	Public	Transfer Roane County, Caney Creek RV Park & Marina & Roane County Park, Permanent Easement below 750 Public Recreation
12-44	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
12-51	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
12-45	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
183	Commercial	License Swan Harbor
175	Public	License Harriman Ramp
174	Public	Potential for Local Park
12-47	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation

12-48	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
12-49	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
12-50	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
12-53	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
12-54	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
136	Commercial	License Soaring Eagle CG
12-63	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
125	Public	Easement Ladd Landing
12-55	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
121	Public	License Kingston Greenway
12-43	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
116	Commercial	Lakeside Golf Course
114	Commercial	Long Island Marina 4ka
12-56	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation

Watts Bar Reservoir Land Management Plan

12-62	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
12-66	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
12-70	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
99	Public	Easement Steekee Creek Park
98	Commercial	TN National Golf Course
12-69	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
12-68	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
86	Commercial	License Whitestone Country Inn
12-60	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
12-59	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
74	Commercial	Lease Riley Creek
12-57	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
12-41	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
68	Commercial	License SW Point Golf Course

12-39	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
12-38	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
12-32	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
12-23	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
12-22	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
45	Quasi	Camp John Knox
42	Commercial	License Bayside Marina
41	Commercial	License Bayside Marina
37	Commercial	License Blue Springs Marina
12-20	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
12-13	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
29	Commercial	License The Landing
27	Commercial	License Campground on the Lakeshore
12-6	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation

23	Public	Term Easement Rec Athens Board of Education, Camp OO-TAH-NEE-NOH-CHEE
22	Commercial	License Hornsby Hollow
20	Commercial	License Euchee
18	Commercial	Easement to Euchee
12-4	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
12-3	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
14	Commercial	License Sam's Boat Dock
12-2	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
13	Commercial	License Cherokee Point Campground
12-1	Public	TWRA Boat Ramp, Transfer Above 750, Easement Below 750 Public Recreation
10	Commercial	License Fooshe
9	Commercial	Future Expansion of Fooshe
5	Public	Easement Meigs County Park

Table E-1. Assessment of Industrial Lands on Watts Bar Reservoir

Parcel	Acres	Recommend	Comments
140	7.8	4	Core team felt tract was no longer necessary for industrial use.
142	319.5	5	Clinch River Breeder Reactor site location should be maintained as industrial for those able to maximize topography and those who may need buffer areas.
143	391.3	5	Clinch River Breeder Reactor site location should be maintained as industrial for those able to maximize topography and those who may need buffer areas.
145	332.9	5	Clinch River Breeder Reactor site with excellent potential for one or several large industrial tracts.
147	76.1	5	Sites adjacent to Clinch River Breeder Reactor site with some existing businesses and potential for others.
148	21.5	5	Sites adjacent to Clinch River Breeder Reactor site with some existing businesses and potential for others.
170	11.6	5	Back-lying property is industrial in nature, and future industrial use of the parcel could be needed.
174	21.5	5	Area reduced from previous acreage. Portion of Tract 174 changed to Zone 6 (Developed Recreation) at recommendation of team.
181	8.4	5	Back-lying property is rock quarry, and future industrial use of the parcel could be needed.
218	61.4	6	TVA Economic Development recommended Zone 6 as a more suitable use for this parcel.
297	245.0	5	Site has excellent access to utilities, roads, rail right-of-way, and potential port. The site also has favorable shape and topography to make it marketable.
298	34.4	5	Excellent site for a single-use or multiuse barge terminal facility.