

The Watts Bar Land Planning process is a systematic method of identifying and evaluating the most suitable use of public lands under TVA stewardship. It uses resource data, computer analysis and public input to allocate land uses to the following land management zones. To provide input on how any or all lands should be allocated, link to the comment form from the Watts Bar Land Plan main page. Comments will be accepted through September 24, 2007.

Non-TVA Shoreland (Zone 1) – Privately owned reservoir lands or lands where TVA maintains flowage easements. This zone will not be changed through the land planning process.

Project Operations (Zone 2) – Land managed for public works including navigation and power generation. Project operations lands may also provide a security buffer around TVA facilities.

Sensitive Resource Management (Zone 3) – Land managed for the protection of significant cultural resources, endangered species, wetlands, and natural and scenic areas.

Natural Resource Conservation (Zone 4) – Land managed for forestry, wildlife enhancement, and dispersed recreation, i.e., hiking, primitive camping, and hunting.

Industrial (Zone 5) – Land managed for economic development including businesses in distribution/assembly and light manufacturing. Preference will be given for businesses requiring water access.

Recreation (Zone 6) – Land managed to provide recreation activities requiring capital development, i.e., campgrounds, concrete boat ramps, beaches, toilet buildings, marinas, greenways, etc.

Shoreline Access (Zone 7) – TVA-owned lands where approvals for shoreline alterations are considered. TVA's 1998 Shoreline Management Initiative determined the extent of shoreline access lands; therefore, this zone will not be changed through the land planning process.

For planning purposes, land is considered committed if it is under lease, license, or contract; is a developed TVA project such as a dam reservation or power lines; has known sensitive resources present; has a management plan; fronts land transferred or sold for public recreation use; or is a TVA-developed recreation area. Agricultural licenses and other temporary permits are considered to be an interim use of TVA public land and therefore are generally not considered to be committed. All other TVA owned land is considered uncommitted and is available for planning.



Committed land



Uncommitted land

Parcel Number	Acres	Zone Allocation						Description
		2	3	4	5	6	7	
1	10.5	●						Dam Reservation and TVA Managed Boat Dock
2	23.8	●						Dam Reservation
3	280.4	●						Dam Reservation
4	145.6	●						Dam Reservation
5	249.0					●		Meigs County Park
6	4.2						●	Fronts Lots O' Lake Subdivision
7	728.7			●				Large Peninsula and Goat Island with diverse forests and excellent wildlife habitat
8	141.0	●						Fooshee Small Wild Area
9	122.5					●		Potential expansion for Fooshee Pass Recreation Area
10	78.4					●		Fooshee Pass Recreation Area
11	40.7						●	Fronts C.F. Scott, Goose Point, and Lakeview Subdivisions
12-01	1.0					●		TWRA Access Ramp
12-02	3.0					●		TWRA Access Ramp
12-03	1.7					●		TWRA Access Ramp
12-04	4.5					●		TWRA Access Ramp
12-06	5.1					●		TWRA Access Ramp
12-08	3.4					●		TWRA Access Ramp
12-13	2.4					●		TWRA Access Ramp
12-16	2.9					●		TWRA Access Ramp
12-17	2.3					●		TWRA Access Ramp
12-18	2.1					●		TWRA Access Ramp
12-20	5.6					●		TWRA Access Ramp
13	6.0					●		Cherokee Point Campground
14	1.8					●		Sam's Boat Dock
15	72.0						●	Fronts Ewing and Meigs Subdivisions
15a	4.1	●						Protection of significant wetlands
16	24.1						●	Fronts Pledge Point Subdivision
16a	3.0	●						Protection of significant wetlands
17	2.6	●						Protection of cultural resources
18	10.2					●		Eucler Marina
19	2.1	●						River Road Right-of-Way
20	3.6					●		Eucler Marina
21	11.2						●	Fronts Meigs Subdivision
22	58.1					●		Hornsby Hollow Campground
23	17.4					●		Tennessee Board of Education
24	83.9	●						Protection of cultural resources
25	90.8						●	Fronts Red Cloud Cottage and Red Cloud Shores-Section III Subdivisions
26	7.6	●						Protection of cultural resources
27	1.8					●		Campground on the Lakeshore
28	36.8						●	Fronts Red Cloud Subdivision
29	2.3					●		Watts Bar Landing
30	7.6		●					Contains upland hardwoods with habitat for typical upland species
31	6.7		●					Upland hardwood area that provides buffer for backlying development
32	18.6						●	Fronts Pearl Harbor embayment area
33	13.0		●					High quality upland hardwood and exposed bluff areas with rare plants
34	25.3						●	Fronts Indian Shadows Subdivision
35	18.2		●					Peninsula with waterfowl/wetland wildlife species (including nesting osprey)
36	54.3						●	Fronts Half Moon Shores and Indian Shadows Subdivisions; Significant wetlands
37	2.9					●		Blue Springs Marina
240	6.5					●		Possible expansion of Arrowhead Resort
241	1.2					●		Arrowhead Resort
242	16.7						●	Fronts Arrowhead, Howell, Broyles and True Estate Subdivisions
243	2.9						●	Formerly Bill's Pier
244	6.5						●	Fronts Bayshore, Sunset Hills Estates and Terrace View Resort Subdivisions
245	1.3					●		Terrace View Marina
246	3.4		●					Hardwood forest cover
247	10.2						●	Fronts Hickory Hills and Ewing Subdivisions
248	44.7						●	Fronts Watts Bar Estates Subdivision
249	8.0						●	Fronts Eden of the Lakes Subdivision
250	0.9					●		Edens of the Lake Marina
251	24.0						●	Fronts Goose Point and Red Cloud Colony Subdivisions
252	12.2						●	Fronts Keys on the Lake Subdivision
253	19.5	●						Protection of cultural resources
254	426.7	●						Protection of cultural resources, significant wetlands, and high quality wildlife habitat
255	8.7			●				Sand Island
256	34.0						●	Fronts Lakeside and Paradise Cove Subdivisions
257	9.3		●					Godsey Hollow
258	14.1	●						Navigation Safety Landing
259	12.2						●	Fronts Sherwood Shores Subdivision
260	48.4						●	Fronts Lake Village and Baldwin Subdivisions

261	16.7			●				Steep with mostly upland forest cover
262	41.0						●	Fronts Hicks, Ware Farms and Stewart Point Subdivisions
263	14.3			●				Upland and bottomland hardwood riparian forest
264	5.2					●		Piney Point Marina
265	51.4						●	Fronts Piney Shores and Estes Woods Estates Subdivisions; Significant wetlands
266	99.6						●	Formerly Rhea Springs Public Use Area
267	25.0			●				Provides fair to excellent habitat for variety of upland and wetland wildlife species
268	39.3		●					Protection of significant wetlands
269	38.0						●	Fronts Lake Haven, Isaac's and Cedar Heights Subdivisions; Significant wetlands
270	52.9						●	Spring City Park
271	14.0			●				Forested riparian habitat on moderate slope with limited habitat for wildlife
272	0.4	●						Water intake for town of Spring City
273	8.2						●	Fronts Shang-Ra-La, Sunrise Estates and Epperson Subdivisions
274	5.2						●	Sewer outfall for Spring City
275	1.6						●	Rhea Harbor Marina
276	48.6		●					Protection of significant wetlands and waterfowl wetland/wildlife habitat
277	11.5						●	Spring City Boat Dock
278	20.1			●				Open land and young aged riparian zone habitat
279	23.4						●	Possible expansion of Spring City Boat Dock
280	70.6			●				Predominately hardwood/pine riparian zones with reverting open land
281	7.9		●					Protection of significant wetlands
282	168.8	●						Highway 68 Road Right-of-Way
283	131.5			●				Upland forests, Virginia pine stands, and open land
284	2.4						●	Requests for private water-use facilities will be considered at this location
285	224.5			●				Contains several habitats including loblolly pine, upland hardwood forests, steep bluffs
286	43.2			●				Islands with diverse habitat supporting variety of wildlife species such as blue heron
287	27.6						●	Fronts Hide-A-Way, Torbett's, and Lake Forest Estates Subdivisions
288	8.9		●					Protection of cultural resources and wading bird habitat
289	37.7						●	Fronts Hidden Harbor Subdivision
290	10.1			●				Bottomland hardwood/fringe wetlands with moderate quality habitat
291	97.0			●				Islands providing habitat for diversity of wildlife
292	24.5			●				Four small islands in Lowe Branch; cedar/ash and bottomland hardwoods
293	24.3						●	Fronts Sable Hills and Sable Cove Subdivisions
294	34.0	●						Watts Bar West Saddle Dam
295	51.6			●				Dominated by Eastern red cedar forest providing quality habitat for variety of species
296	198.2			●				Provides habitat for open land and forest edge wildlife species
297	245.0					●		Parcel identified as suitable for industrial use
298	34.4					●		Parcel identified as suitable for industrial use; potential deep water port/barge facility
299	423.4			●				High quality mixture of forests and open land habitats receiving extensive informal use
300	184.3						●	Watts Bar Resort
301	28.4	●						Dam Reservation
302	268.0	●						Former Watts Bar Fossil Plant
303	85.3	●						Watts Bar Nuclear Plant Reservation
304	194.9	●						Former Watts Bar Fossil Plant
305	993.2	●						Watts Bar Nuclear Plant Reservation
306	54.0			●				Islands Located between TN River Miles 530-568
Total Acres:	7346.3							
		Committed Land - Under current agreement, used for project operations, with sensitive resources, or fronting public recreation land.						
		Uncommitted Land - Land that is considered "Plannable".						