

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	
12-56	2.6					●		TWRA Access Ramp
12-59	3.8					●		TWRA Access Ramp
12-60	1.7					●		TWRA Access Ramp
12-62	1.6					●		TWRA Access Ramp
12-68	6.3					●		TWRA Access Ramp
12-69	5.2					●		TWRA Access Ramp
12-70	4.4					●		TWRA Access Ramp
77	10.7						●	Fronts residential property; below 745' contour managed for hunting/trapping by TWRA
78	82.6	●						Long Island; managed by TWRA for herons, osprey, and waterfowl
79	3.8			●				Riparian habitat; below 745' contour managed for hunting/trapping by TWRA
80	14.9			●				Wildlife habitat; below 745' contour managed for hunting/trapping by TWRA
81	24.2					●		Fronts Laurel Creek Woods Subdivisions and church group camp/conference center
82	37.2			●				High quality wildlife habitat; below 745' contour managed for hunting/trapping by TWRA
83	19.0					●		Fronts Charles H. Halcomb Sub.; below 745' contour managed for hunting/trapping by TWRA
84	1.6			●				Limited wildlife habitat; below 745' contour managed for hunting/trapping by TWRA
85	4.4	●						Navigation safety harbor; below 745' contour managed for hunting/trapping by TWRA
86	0.7					●		Whitestone Country Inn; below 745' contour managed for hunting/trapping by TWRA
87	10.6			●				Bluff with wildlife habitat; below 745' contour managed for hunting/trapping by TWRA
88	647.7	●						Paint Rock Wildlife Refuge
89	35.0			●				Limited wildlife habitat due to livestock grazing; substantial shoreline erosion
90	1.4	●						Navigation Safety Harbor
91	11.9		●					Marble Bluff Habitat Protection Area
92	34.9			●				Shoreline fringe wetlands and mixture of cove/hardwood forest
93	10.4		●					Protection of significant wetlands
94	11.2		●					Polecat Creek Slopes Habitat Protection Area
95	16.0					●		Fronts Lakeshore Wright Subdivision
96	11.5			●				Variety of riparian habitat and streamside buffer
97	39.1		●					Protection of cultural resources and wetlands
98	9.4			●				Fronts Tennessee National Golf Course
99	10.2					●		Steekee Creek Park; City of Loudon
100	11.2			●				Narrow riparian forest with fringe wetlands
101	21.5		●					Protection of significant wetlands and cultural resources
102	53.3					●		Fronts Lake-A-Wanna Subdivision
103	14.9		●					Protection of significant wetlands
104	7.2			●				Narrow riparian zone with limited habitat or public recreation opportunities
105	1.8			●				Informal roadside public access w/gravel boat ramp
106	11.7			●				Riparian habitat and streamside buffer
107	19.7					●		Fronts Dogwood Shores Subdivision
108	21.9			●				High quality riparian forest habitat and fringe wetlands
109	10.0					●		Fronts Marble Bluff Subdivision
110	1.4	●						Road right of way
111	15.1					●		Fronts residential area; significant wetlands
112	25.8					●		Fronts residential area; significant wetlands; below 745' managed for hunting/trapping by TWRA
113	5.5					●		Fronts Sylvan Shores Subdivision; below 745' managed for hunting/trapping by TWRA
114	4.0					●		Long Island Marina
115	11.1					●		Fronts Drinnen Subdivision and portions of Edgewater Estates Subdivision
116	7.5					●		Lakeside Golf Course
117	27.7					●		Fronts Crestwood Subdivision; below 745' managed for hunting/trapping by TWRA
Total Acres:	1345.3							
		<b>Committed Land</b> - Under current agreement, used for project operations, with sensitive resources, or fronting public recreation land.						
		<b>Uncommitted Land</b> - Land that is considered "Plannable".						