

2.0 ALTERNATIVES CONSIDERED

TVA considered three alternatives to accomplish recreation development and one alternative which would retain the tracts in their current status as lands designated for industrial and recreational development.

ALTERNATIVE 1. Develop Tracts 3 and 4 for commercial recreation, and allocate Tract 1 for wildlife management. TVA would allow Tract 3 to be developed by private firms as resort-oriented recreational facilities such as golf courses, marinas, lodging, restaurants, and conference centers. All such facilities would be open to the public. The Shellmound Recreation Area (81 acres or 33 ha) would continue to exist, but could be incorporated into the resort development and could be operated by a private firm. In addition, Tract 4 could also be considered as part of the resort development, if the private firm wishes to include the additional tract as part of its proposal. Under this alternative, certain land allocations in the Nickajack Reservoir Land Management Plan would have to be revised. Also under this alternative, the current industrial allocation for Tract 1 would be changed to allow its long-term use for wildlife management. If Alternative 1 were chosen, the successful bidder would likely receive a permanent or term recreation easement from TVA in order to develop the tracts, with TVA retaining fee title to the land.

ALTERNATIVE 2. Develop Tract 3 for commercial recreation and residential uses and Tract 4 for commercial recreation; and allocate Tract 1 for wildlife management. Because development has not occurred, commercial recreation development may be too restrictive. In order to increase the financial feasibility of recreation development, this alternative would allow the developer the flexibility to include residential development in a proposal to develop Tract 3. The Shellmound Recreation Area would continue to exist, but could be operated as part of the commercial resort development. Tract 4 could also be considered as part of the resort development if the private firm wishes to include this tract in its proposal. However, Tract 4 would not be available for residential development. Under this alternative, certain allocations in the Nickajack Reservoir Land Management Plan would have to be revised. As with Alternative 1, this alternative would also include reallocation of Tract 1 from industrial to wildlife management. Further, the allocation of Tract 3 would be revised to allow private residential development in addition to commercial recreation. If Alternative 2 were chosen, TVA may participate as a partner in developing the land and would likely retain fee simple title to a large part of the land involved.

ALTERNATIVE 3. Transfer Tracts 3 and 4 to the state or a local government agency to develop, and allocate Tract 1 for wildlife management. Under this alternative, TVA would transfer Tracts 3 and 4 to another government agency with few restrictions other than that subsequent development should be consistent with TVA's allocations in the Nickajack Reservoir Land Management Plan. The current allocations do not allow residential development. TVA would not transfer Tract 1, but would change the current

industrial allocation to allow its long-term use for wildlife management. This reallocation would be accomplished through revision of the Nickajack Reservoir Land Management Plan. If Alternative 3 were chosen, TVA would contact state and local agencies and offer to transfer the tracts upon receipt of an acceptable development proposal. Development proposals would be reviewed for consistency with this EA. Deviations from the EA would be subject to additional environmental review. TVA would not retain ownership of Tracts 3 and 4.

ALTERNATIVE 4. Leave the tracts undeveloped. Under this alternative, the current land use designations would not be changed. Until actually committed to designated uses, the Shellmound Road tracts would continue to be available for informal recreation, public open space, wildlife habitat enhancement, and agricultural licensing, for some interim period. As in the past, TVA would continue to operate the Shellmound Recreation Area, and would retain fee ownership of all three tracts. With this alternative, TVA would retain future options to consider industrial development for Tract 1 and commercial recreation proposals for Tracts 3 and 4, consistent with the allocations in the Nickajack Land Management Plan, after appropriate environmental review. For the purposes of this review, this is the No Action alternative.

PREFERRED ALTERNATIVE

TVA prefers to adopt Alternative 2 since it has the best chance of meeting the purpose of this action to provide recreational facilities in the region. TVA believes that inclusion of a residential component is necessary to facilitate the development of increased recreational opportunities in this area. Because the proposed action includes the reallocation of Tract 1 from industrial to wildlife management, potential future impacts to wildlife related outdoor recreation would be reduced. In addition, development of Tracts 3 and 4 would retain some open space components, while continuing to support most species of wildlife occurring there now. However, to protect public safety, hunting would not be allowed on the undeveloped portions of Tracts 3 and 4. One criterion that would be used to evaluate development proposals would be the amount of wildlife habitat to be protected. The potential benefits to the area from industrial development on Tract 1, however, would be foregone.