

The Northeastern Tributary Reservoirs Land Management 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, which correspond to the column, labeled 'Zone Allocation' in the table below. The Zone Allocation column reflects the current land conditions and projected future land use needs. To provide your input on how any or all lands should be allocated, link to the comment form from the Northeastern Tributary Reservoirs Land Management Plan main page, or attend the public open house.

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.

Developed 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....



**Northeastern Tributary Reservoirs Land Management Plan Parcel Information Table
Watauga and Wilbur Reservoirs**

| Parcel Number | Acres | Zone Allocations | | | | | | WATAUGA RESERVOIR |
|---------------|--------|------------------|---|---|---|---|---|------------------------------------|
| | | 2 | 3 | 4 | 5 | 6 | 7 | Description |
| 1 | 508.74 | ● | | | | | | Watauga Dam Reservation |
| 2 | 5.84 | | | ● | | | | USFS Marginal Strip |
| 3 | 2.28 | | | ● | | | | AT Trail Marginal Strip |
| 4 | 31.52 | | | ● | | | | USFS Marginal Strip |
| 5 | 14.12 | | | ● | | | | Ham Smith Branch Marginal Strip |
| 6 | 24.74 | | | ● | | | | USFS Marginal Strip |
| 7 | 2.29 | | | | | | ● | Palmer Sampson Subdivision |
| 8 | 21.26 | | | ● | | | | Point 8 Pines |
| 9 | 1.94 | | | | | ● | | Cove Ridge Marina |
| 10 | 0.24 | | | | | ● | | Red Hill Rd Ramp |
| 11 | 10.25 | | | ● | | | | Red Hill Rd. |
| 12 | 0.93 | | | | | | ● | Cove Ridge Subdivision |
| 13 | 33.42 | | | ● | | | | USFS Marginal Strip |
| 14 | 0.12 | ● | | | | | | Hwy 67 Bridge |
| 15 | 2.83 | | | | | ● | | Butler Park / Bayview Campground |
| 16 | 8.07 | | | ● | | | | Pappy's |
| 17 | 83.09 | | | ● | | | | USFS Marginal Strip |
| 18 | 0.93 | | | | | ● | | Sink Mountain Ramp (USFS) |
| 19 | 6.06 | | | ● | | | | USFS Marginal Strip |
| 20 | 1.79 | | | ● | | | | Roan Creek Rd. |
| 21 | 18.70 | | ● | | | | | Williams Island |
| 22 | 17.31 | | | ● | | | | Meal Camp Hollow Marginal Strip |
| 23 | 118.30 | | | ● | | | | Pine Bottom |
| 24 | 9.14 | ● | | | | | | Transmission |
| 25 | 3.34 | | ● | | | | | Pine Bottom |
| 26 | 0.68 | | | ● | | | | Bunton |
| 27 | 1.03 | | | ● | | | | USFS Marginal Strip |
| 28 | 3.38 | | | | | ● | | Pioneer Landing Camp/Marina (USFS) |
| 29 | 4.82 | | | ● | | | | USFS Marginal Strip |
| 30 | 12.98 | | | ● | | | | USFS Marginal Strip |

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| Parcel Number | Acres | Zone Allocations | | | | | | WATAUGA RESERVOIR | |
|---------------|----------------|---|---|---|---|---|---|-------------------|--|
| | | 2 | 3 | 4 | 5 | 6 | 7 | Description | |
| Total | 1136.75 | | | | | | | | |
| | | Committed Land - Under current agreement, used for project operations, with sensitive resources, or fronting public recreation land. | | | | | | | |
| | | Uncommitted Land - Land that is considered "Plannable". | | | | | | | |

| Parcel Number | Acres | Zone Allocations | | | | | | WILBUR RESERVOIR | |
|---------------|--------------|---|---|---|---|---|---|------------------|--------------------------------|
| | | 2 | 3 | 4 | 5 | 6 | 7 | Description | |
| 1 | 5.87 | | | ● | | | | | Horseshoe Chapel |
| 2 | 17.70 | ● | | | | | | | Dam Reservation |
| 3 | 1.14 | | | ● | | | | | Bluff (USFS Marginal) |
| 4 | 1.68 | | | ● | | | | | Horseshoe Bend (USFS Marginal) |
| 5 | 0.84 | | | ● | | | | | USFS Marginal |
| 6 | 30.71 | ● | | | | | | | Dam Reservation |
| Total | 57.94 | | | | | | | | |
| | | Committed Land - Under current agreement, used for project operations, with sensitive resources, or fronting public recreation land. | | | | | | | |
| | | Uncommitted Land - Land that is considered "Plannable". | | | | | | | |