



## Guntersville Reservoir Land Management Plan Error – XGR-273PT2

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### **Reservoir Land Planning Errors**

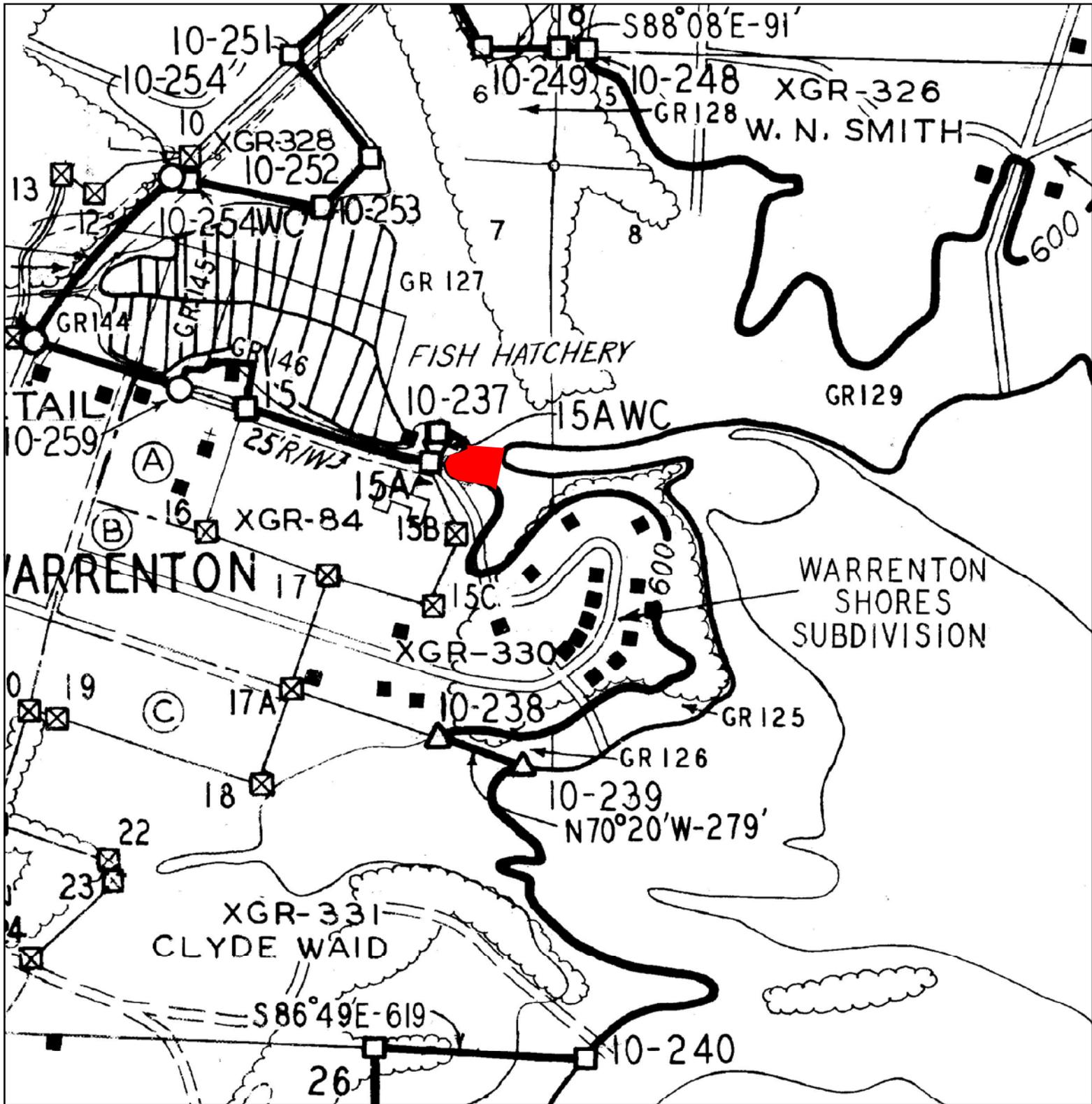
After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), all future uses of TVA-managed lands on that reservoir must then be consistent with the allocations within that RLMP. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress rights of the adjacent property owners if the backlying land use were to change. The resolution of these potential conflicts has resulted in the reallocation of the TVA-managed land to align with the egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville RLMP tract XGR-273PT2 (XGR-273PT2) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are located on TVA's Web site, <http://www.tva.com/environment/reports/nrp/index.htm>.

### **General Information about Guntersville Reservoir**

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### **Guntersville RLMP Tract XGR-273PT2**

XGR-273PT2 is located in Marshall County, Alabama, along the left descending bank of TRM 356.3. In the 2001 RLMP, XGR-273PT2 was allocated for "Natural Resource Conservation." However, XGR-273PT2 fronts a parcel of land, XGR-330, which TVA sold with the right of ingress and egress over the adjoining land to the waters of the lake. In order to resolve the potential conflict from the 2001 RLMP allocation, approximately 0.4 acre of XGR-273PT2 with 63 feet of shoreline is designated as "Shoreline Access" and requests for private water use facilities will be considered. The remainder of the original XGR-273PT2 reservoir land tract remains designated as "Natural Resource Conservation."



**Exhibit Map**

Guntersville Reservoir  
 Land Management Plan  
 Allocation Change  
 Tract No. XGR-273PT2  
 Tennessee River Mile 356.3L

**Legend**  
 Portion of XGR-273PT2 allocated as Zone 4 to be re-allocated as Zone 7



Map Reference:  
 D-Stage 10  
 Quad - 83SE



Land and Water  
 Stewardship  
 December 17, 2009



## Guntersville Reservoir Land Management Plan Error – XGR-242PT2

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### Reservoir Land Planning Errors

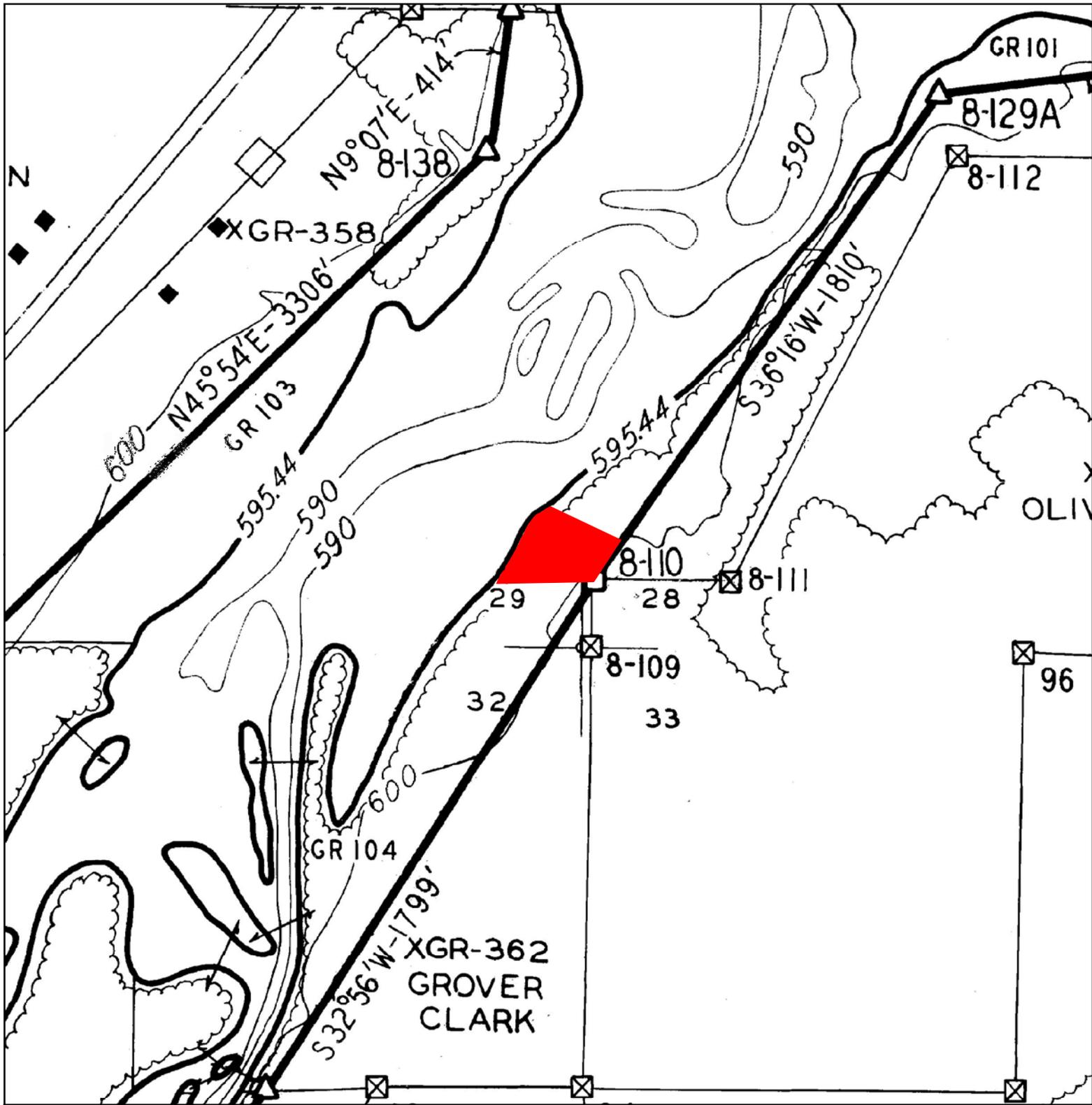
After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), all future uses of TVA-managed lands on that reservoir must then be consistent with the allocations within that RLMP. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress rights of the adjacent property owners if the backlying land use were to change. The resolution of these potential conflicts has resulted in the reallocation of the TVA-managed land to align with the egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville RLMP tract XGR-242PT2 (XGR-242PT2) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are located on TVA's Web site, <http://www.tva.com/environment/reports/nrp/index.htm>.

### General Information about Guntersville Reservoir

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### Guntersville RLMP Tract XGR-242PT2

XGR-242PT2 is located in Marshall County, Alabama, along the left descending bank of TRM 358.5. In the 2001 RLMP, XGR-242PT2 was allocated for "Sensitive Resource Management." However, XGR-242PT2 fronts a parcel of land, XGR-363, which TVA sold with the right of ingress and egress over the adjoining land to the waters of the lake. In order to resolve the potential conflict from the 2001 RLMP allocation, approximately 1.1 acres of XGR-242PT2 with 258 feet of shoreline is designated as "Shoreline Access" and requests for private water use facilities will be considered. The remainder of the original XGR-242PT2 reservoir land tract remains designated as "Sensitive Resource Management."



### Exhibit Map

Guntersville Reservoir  
 Land Management Plan  
 Allocation Change  
 Tract No. XGR-242PT2  
 Tennessee River Mile 358.5L

#### Legend

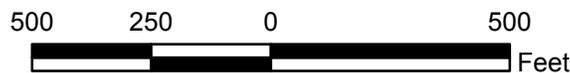
 Portion of XGR-242PT2 allocated as Zone 3 to be re-allocated as Zone 7

Map Reference:  
 D-Stage 8  
 Quad - 83SE



Land and Water  
 Stewardship

December 17, 2009





## **Guntersville Reservoir Land Management Plan Error – XGR-227PT2**

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### **Reservoir Land Planning Errors**

After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), all future uses of TVA-managed lands on that reservoir must then be consistent with the allocations within that RLMP. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress rights of the adjacent property owners if the backlying land use were to change. The resolution of these potential conflicts has resulted in the reallocation of the TVA-managed land to align with the egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville RLMP tract XGR-227PT2 (XGR-227PT2) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are located on TVA's Web site, <http://www.tva.com/environment/reports/nrp/index.htm>.

### **General Information about Guntersville Reservoir**

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### **Guntersville RLMP Tract XGR-227PT2**

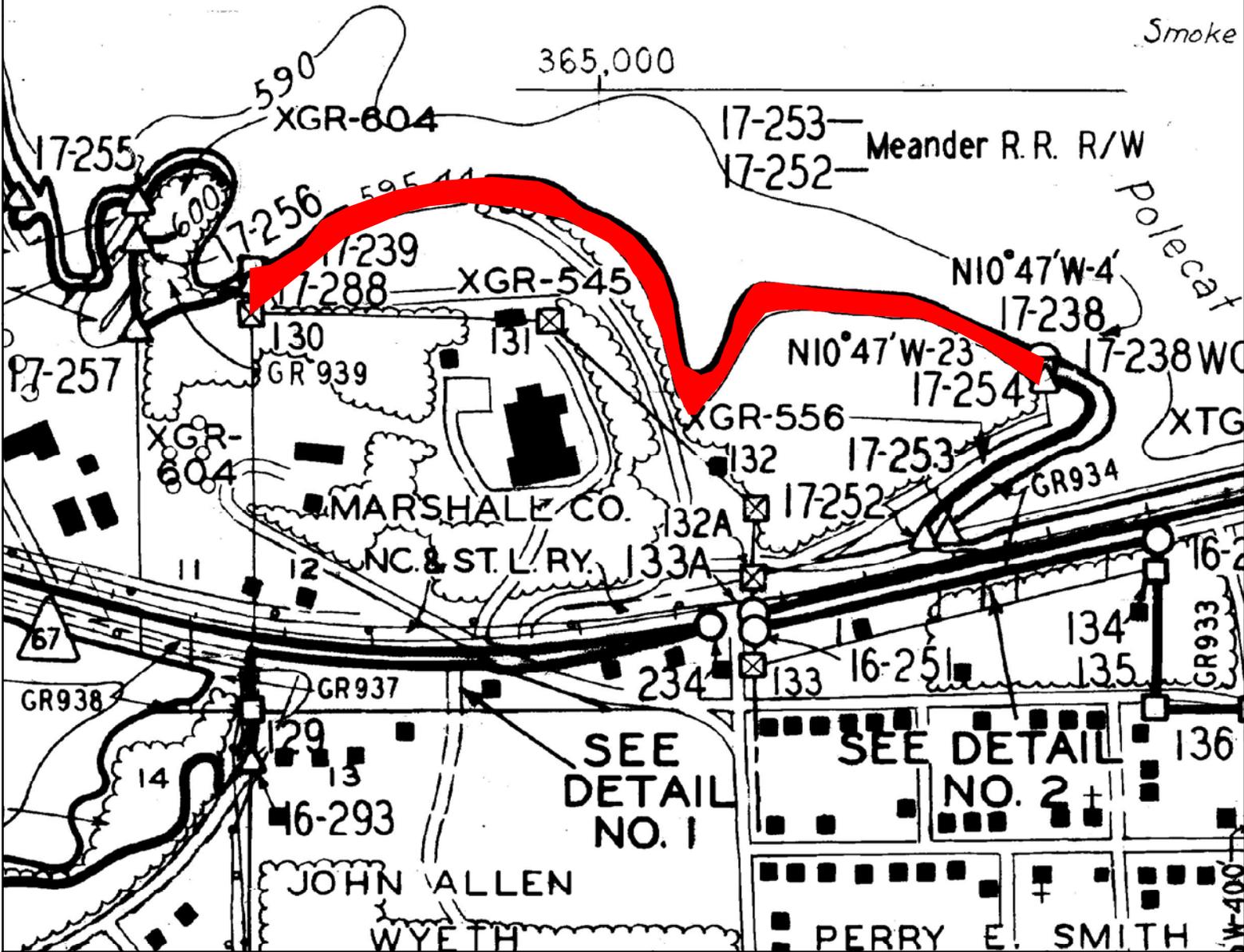
XGR-227PT2 is located in Marshall County, Alabama, along the left descending bank of TRM 358.5. In the 2001 RLMP, XGR-227PT2 was allocated for "Industrial/Commercial Development." However, a 3.2-acre portion of this parcel, with 2,622 feet of shoreline, should have been designated as "Non-TVA Shoreland" because TVA has flowage easement rights over this land, but no longer owns the property in fee. The remainder of the original XGR-227PT2 reservoir land tract remains designated as "Developed Recreation."

SEE DETAIL  
NO. 1

D. D. MORROW

XGR-5

Smoke



### Exhibit Map

Guntersville Reservoir  
 Land Management Plan  
 Allocation Change  
 Tract No. XGR-227PT2  
 Tennessee River Mile 358.5L

#### Legend

 Portion of XGR-227PT2 allocated as Zone 5 to be re-allocated as Zone 1 (Flowage)

Map Reference:  
 D-Stage 17  
 Quad - 83SE



Land and Water  
 Stewardship

December 17, 2009





## Guntersville Reservoir Land Management Plan Error – XGR-216PT2

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### **Reservoir Land Planning Errors**

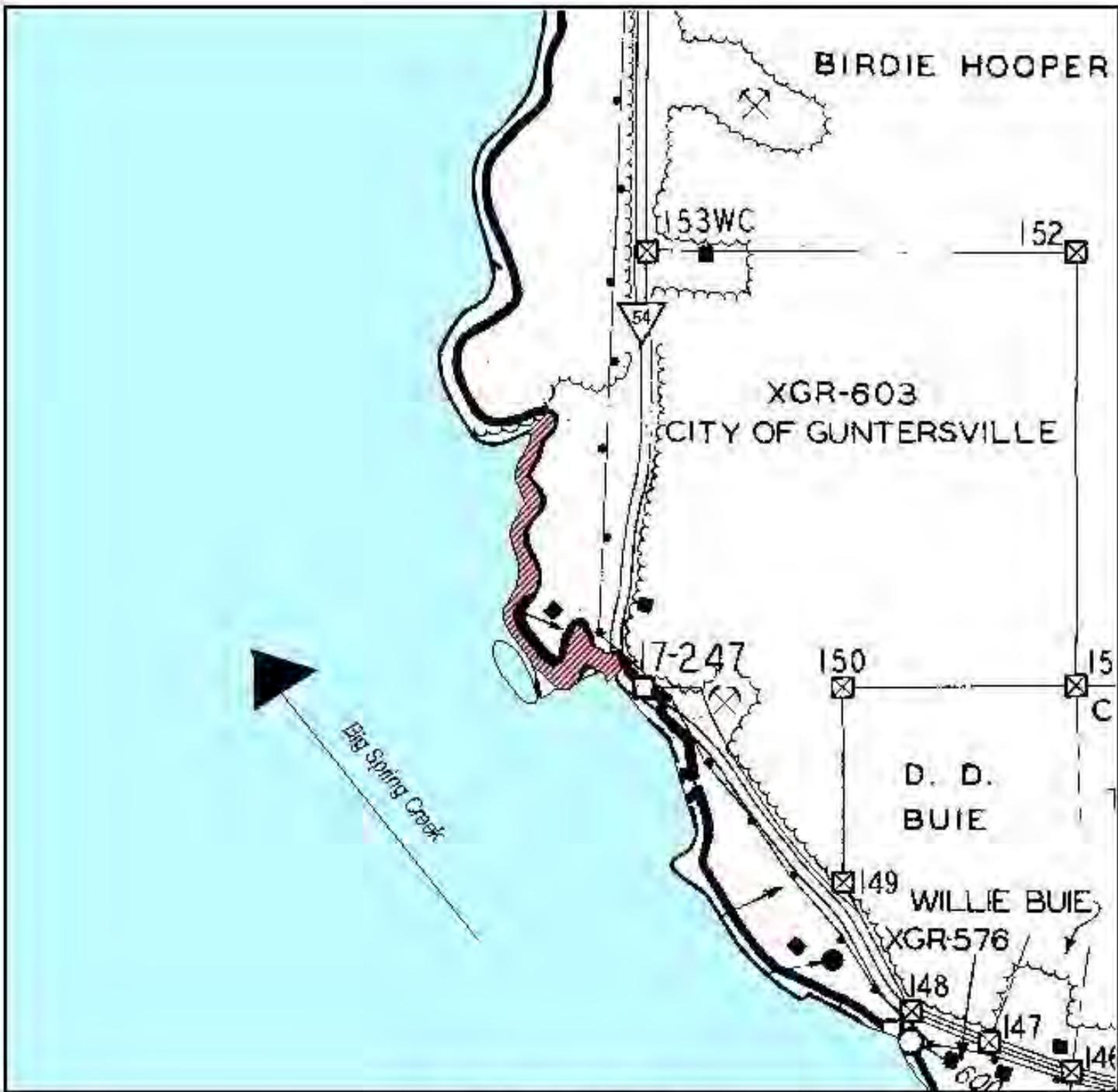
After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), all future uses of TVA-managed lands on that reservoir must then be consistent with the allocations within that RLMP. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress rights of the adjacent property owners if the backlying land use were to change. The resolution of these potential conflicts has resulted in the reallocation of the TVA-managed land to align with the egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville RLMP tract XGR-216PT2 (XGR-216PT2) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are located on TVA's Web site, <http://www.tva.com/environment/reports/nrp/index.htm>.

### **General Information about Guntersville Reservoir**

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### **Guntersville RLMP Tract XGR-216PT2**

XGR-216PT2 is located in Marshall County, Alabama, along the left descending bank of TRM 358.5. In the 2001 RLMP, XGR-216PT2 was allocated for "Industrial/Commercial." However, XGR-216PT2 fronts a parcel of former TVA land, XGR-603, that has been developed for residential use. TVA granted the right of ingress and egress over the adjoining land to the waters of the lake, and the deed does not contain any restrictions otherwise limiting those rights. In order to resolve the potential conflict from the 2001 RLMP allocation, approximately 1.3 acres of XGR-216PT2 is designated as "Shoreline Access" and requests for private water use facilities will be considered. The remainder of the original XGR-216PT2 reservoir land tract remains designated as "Industrial/Commercial."



### Exhibit Map

Guntersville Reservoir  
 Land Management Plan  
 Allocation Change  
 Tract No. XGR-216PT2  
 Tennessee River Mile 359.0L

Map Reference  
 D-Stage 17  
 Quad 838E

 Proposed Allocation Change  
 (Approximately 1.25 Acres)





## Guntersville Reservoir Land Management Plan Allocation Change – XGR-167PT2

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### Reservoir Land Planning Allocation Changes

The *Land Planning* section of the Tennessee Valley Authority's (TVA) Land Policy states that "TVA shall consider changing a land use designation outside of the normal planning process only for water-access purposes for industrial or commercial recreation operations on privately owned backlying land or to implement TVA's Shoreline Management Policy." However, in the *Economic Development* and *Recreation* sections of the Land Policy, the Board directed staff to conduct an assessment of lands allocated for industrial and recreational uses in existing reservoir land management plans to determine whether those lands remain suitable for such uses. Although not explicit, the intent of the Land Policy is to allow allocation changes for parcels deemed unsuitable in the assessment for their planned industrial or recreational uses, notwithstanding other limitations on changes to land use designations.

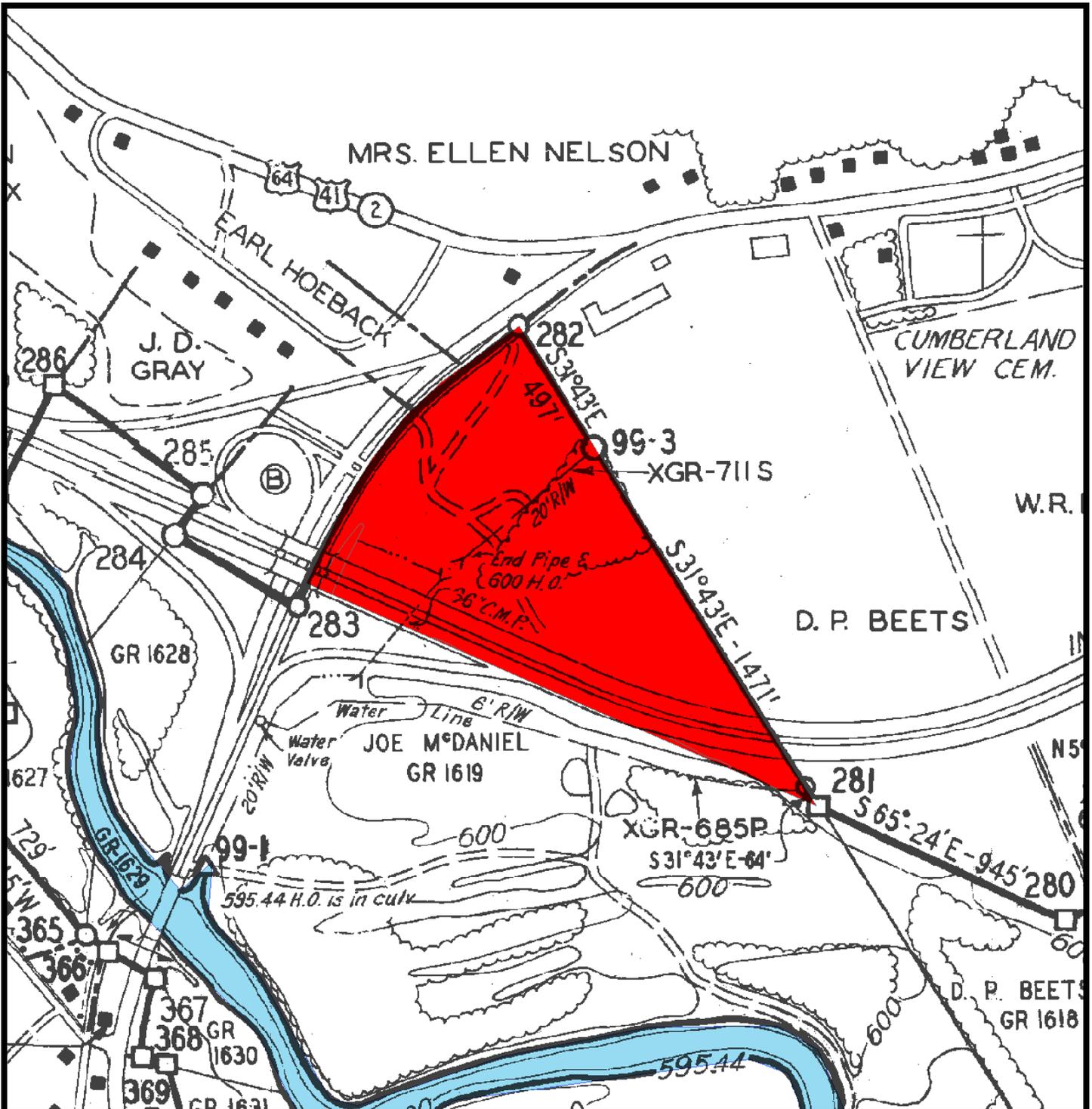
After approval of a reservoir land management plan (RLMP) by TVA, all future uses of TVA-managed lands on that reservoir must then be consistent with the allocations within that RLMP. This document addresses the reallocation of a portion of Guntersville RLMP tract XGR-167PT2 (XGR-167PT2) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are located on TVA's Web site, <http://www.tva.com/environment/reports/nrp/index.htm>.

### General Information about Guntersville Reservoir

Guntersville Reservoir is an impoundment of the Tennessee River formed by Guntersville Dam, which is located at Tennessee River Mile (TRM) 349. Guntersville Reservoir is located in Jackson and Marshall counties, Alabama, and Marion County, Tennessee. TVA originally acquired 106,671 acres of land for construction of the reservoir, which was completed in 1939. TVA has retained 40,236 acres of land lying above full pool elevation. At full pool, the reservoir is 76 miles long; mainland shoreline length is 890 miles; and surface area is 67,900 acres.

### Guntersville RLMP Tract XGR-167PT2

XGR-167PT2 is located in Marion County, Tennessee, along the right descending bank of TRM 418.6. In 2010, Tennessee Department of Transportation (TDOT) requested an easement over a portion of XGR-167PT2 for infrastructure improvements to the Interstate Highway 24/U.S. Highway 72 interchange. In the 2001 RLMP, XGR-167PT2 was allocated for "Industrial" which does not support the property being used for TDOT's infrastructure project. The assessment of industrial and recreational tracts directed by the TVA Board of Directors in the Land Policy determined that the more suitable use for this tract was for a flood collection point and wetland. This type of use would translate to a "Project Operations" allocation, which is consistent with TDOT's proposed project. Therefore, approximately 26.3 acres of XGR-167PT2 is designated as "Project Operations," and the remainder of the original XGR-167PT2 reservoir land tract remains designated as "Natural Resource Conservation."



**Exhibit Map**  
**Guntersville Reservoir**  
**Proposed Allocation Change**  
**Tennessee Department of Transportation**  
**XGR-167PT2**  
**TN River Mile 418.6 R**

Map Reference:  
 C/D Stage: 99  
 Quad: 100 SW



Land and Shoreline  
 Management

March 18, 2010

Proposed Allocation Change  
 (Approx. 26.3 acres)





## Guntersville Reservoir Land Management Plan Error – XGR-136PT2

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### Reservoir Land Planning Errors

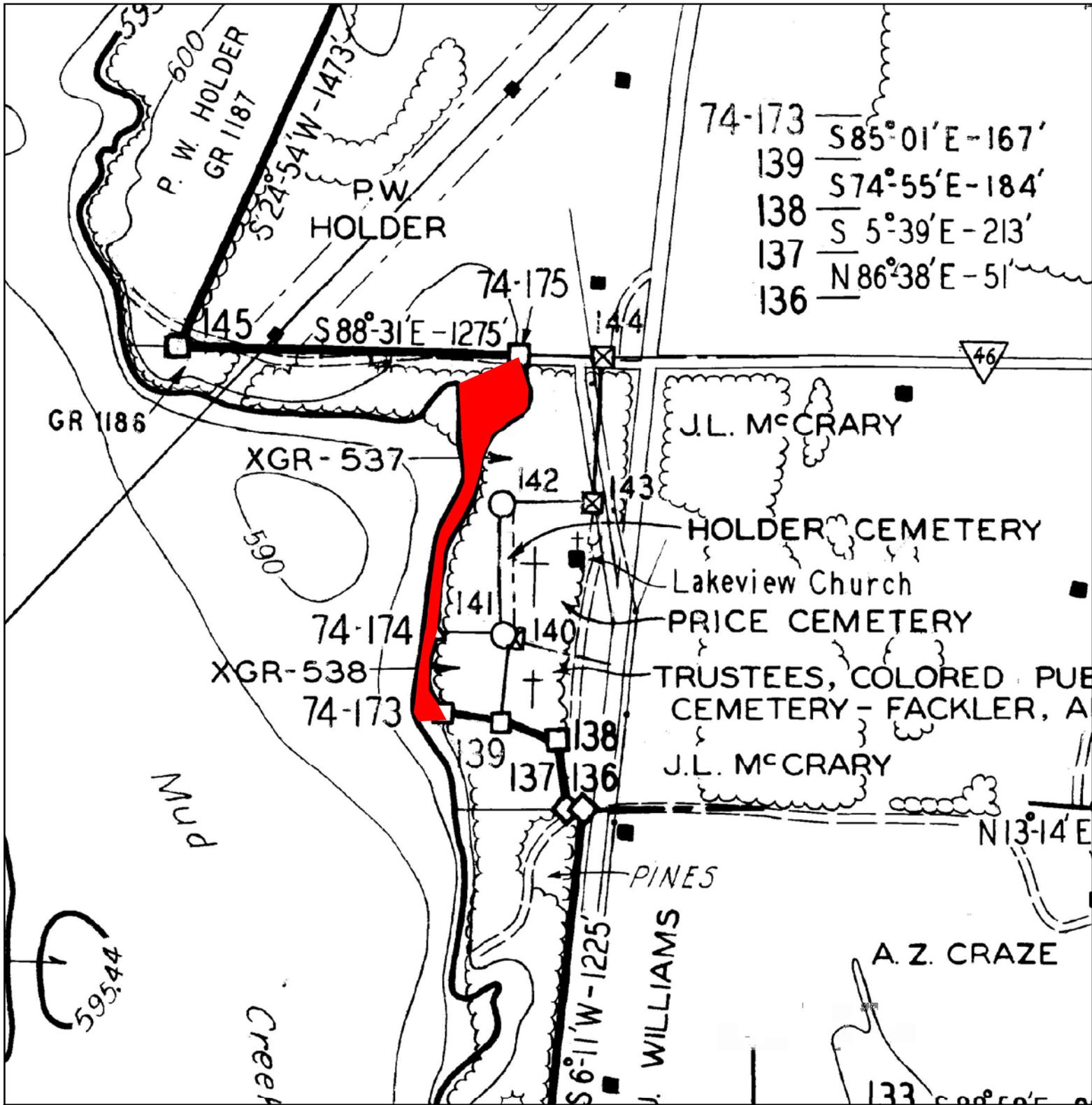
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### Guntersville RLMP Tract XGR-136PT2

XGR-136PT2 is located in Jackson County, Alabama, along the right descending bank of TRM 394.5. In the 2001 RLMP, XGR-136PT2 was allocated for "Natural Resource Conservation." However, XGR-136PT2 fronts two parcel of land, XGR-537 and XGR-538, which TVA sold with the right of ingress and egress over the adjoining land to the waters of the lake. In order to resolve the potential conflict from the 2001 RLMP allocation, approximately 1.7 acres of XGR-136PT2 with 1,018 feet of shoreline is designated as "Shoreline Access" and requests for private water use facilities will be considered. The remainder of the original XGR-136PT2 reservoir land tract remains designated as "Natural Resource Conservation."



### Exhibit Map

Guntersville Reservoir  
 Land Management Plan  
 Allocation Change  
 Tract No. XGR-136PT2  
 Tennessee River Mile 394.5R

#### Legend

 Portion of XGR-136PT2 allocated as Zone 4 to be re-allocated as Zone 7



Map Reference:  
 D-Stage 74  
 Quad - 95SW



Land and Water  
 Stewardship

December 17, 2009



## Guntersville Reservoir Land Management Plan Allocation Change – XGR-108PT2, XGR-109PT2, and XGR-110PT2

### Reservoir Land Planning Allocation Changes

After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), all future uses of TVA-managed lands on that reservoir must then be consistent with the allocations within that RLMP. This document addresses the reallocation of portions of Guntersville RLMP tracts XGR-108PT2 (XGR-108PT2), XGR-109PT2 (XGR-109PT2), and XGR-110PT2 (XGR-110PT2) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA’s land planning allocations are located on TVA’s Web site, <http://www.tva.com/environment/reports/nrp/index.htm>.

### General Information about Guntersville Reservoir

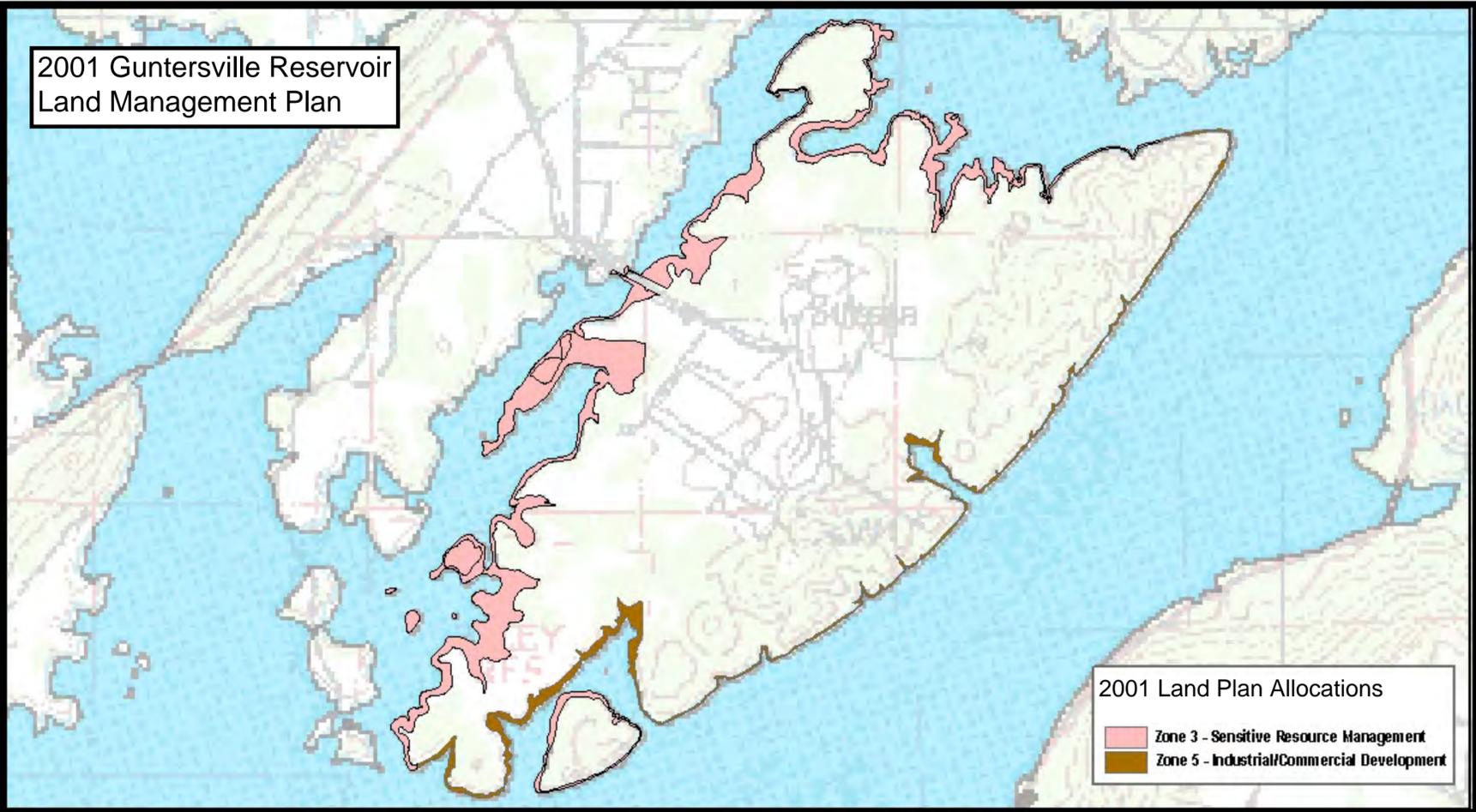
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### Guntersville RLMP Tracts XGR-108PT2, XGR-109PT2, and XGR-109PT2

In 2004, TVA approved a request from the City of Scottsboro, Alabama (City) to modify the following land use allocations for tracts XGR-108PT2, XGR-109PT2, and XGR-110PT2 to support the City’s development of its privately owned property at Goose Pond Island (former TVA property XGR-665).

Tract Number	2001 Guntersville Reservoir Land Management Plan		2004 Modifications	
	Allocation	Acres	Allocation	Acres
XGR-108PT2	Sensitive Resource Management	207.7	Sensitive Resource Management	72.9
			Developed Recreation	58.4
			Residential Access	76.4
XGR-109PT2	Industrial	50.7	Project Operations	13.5
			Industrial	2.1
			Developed Recreation	5.0
			Residential Access	30.1
XGR-110PT2	Sensitive Resource Management	9.0	Project Operations	3.9
			Sensitive Resource Management	0.9
			Developed Recreation	4.2

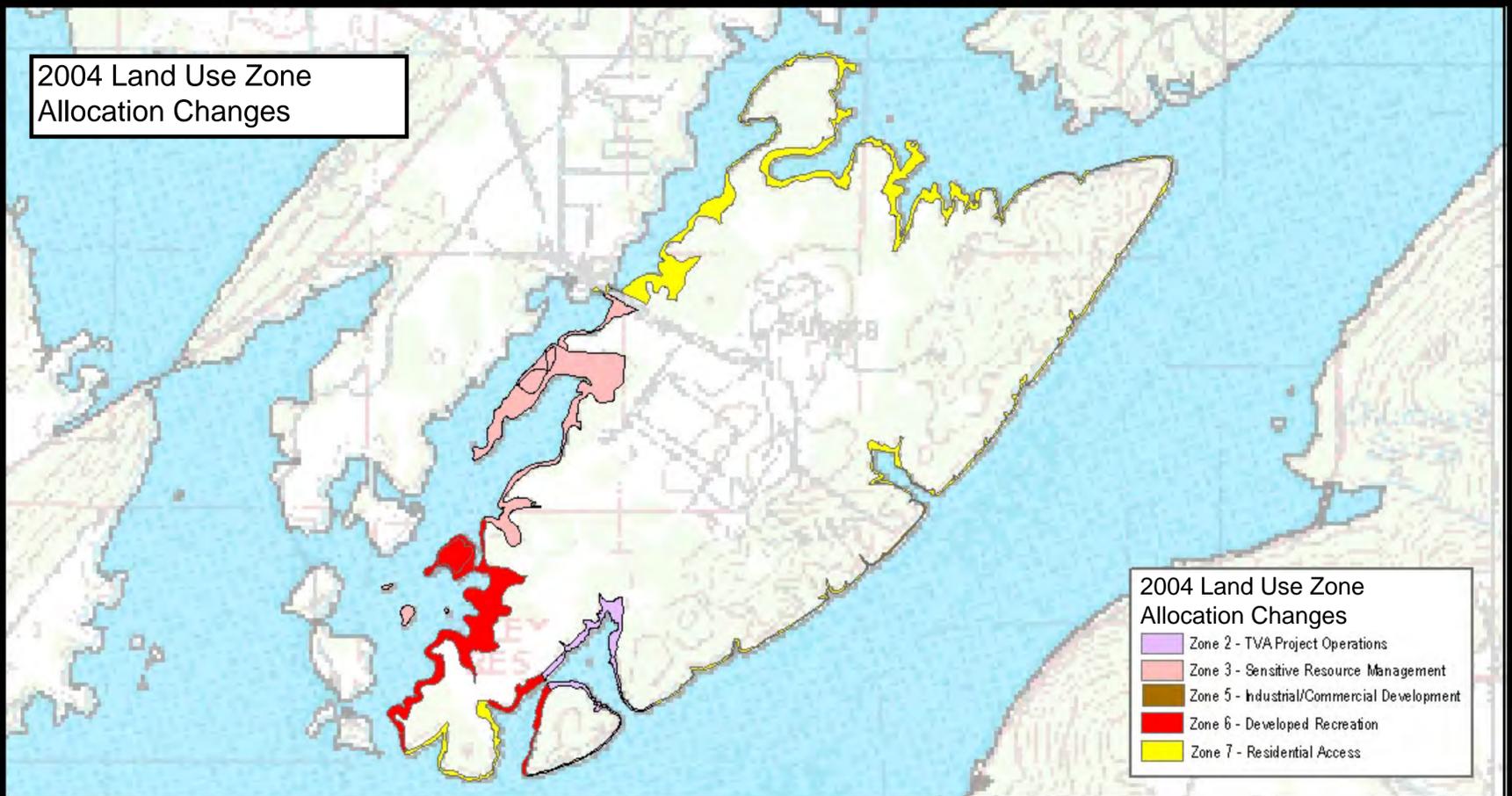
2001 Guntersville Reservoir  
Land Management Plan



2001 Land Plan Allocations

- Zone 3 - Sensitive Resource Management
- Zone 5 - Industrial/Commercial Development

2004 Land Use Zone  
Allocation Changes



2004 Land Use Zone  
Allocation Changes

- Zone 2 - TVA Project Operations
- Zone 3 - Sensitive Resource Management
- Zone 5 - Industrial/Commercial Development
- Zone 6 - Developed Recreation
- Zone 7 - Residential Access

**Exhibit Map**  
**Guntersville Reservoir**  
**Zone Allocation Change - Goose Pond Island**  
**XGR-108PT2, XGR-109PT2, XGR-110PT2**  
**Tennessee River Mile 381.5 R**



Resource  
Stewardship



D-Stage 50, 51, 53  
Quad 89SE

Guntersville Watershed Team  
March 30, 2004



## Guntersville Reservoir Land Management Plan Error – XGR-61PT2

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### **Reservoir Land Planning Errors**

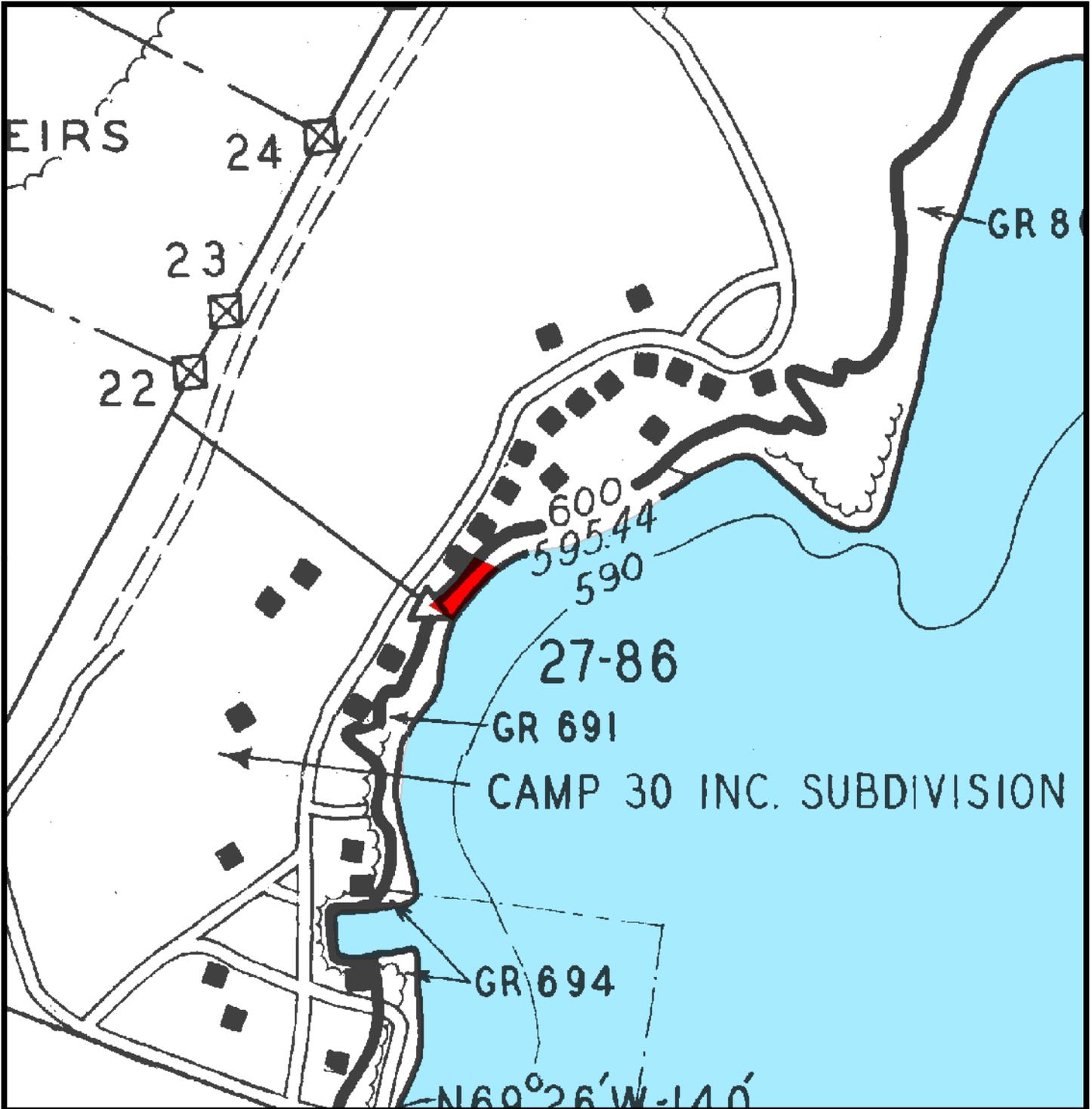
After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), all future uses of TVA-managed lands on that reservoir must then be consistent with the allocations within that RLMP. Certain TVA reservoir land tracts have land management zone allocations based on the backlying land use. These zone allocations have the potential to conflict with egress and ingress rights of the adjacent property owners if the backlying land use were to change. The resolution of these potential conflicts has resulted in the reallocation of the TVA-managed land to align with the egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Guntersville RLMP tract XGR-61PT2 (XGR-61PT2) and is considered a supplement to the 2001 Guntersville Reservoir RLMP (2001 RLMP). Definitions of TVA's land planning allocations are located on TVA's Web site, <http://www.tva.com/environment/reports/nrp/index.htm>.

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### **Guntersville RLMP Tract XGR-61PT2**

XGR-61PT2 is located in Marshall County, Alabama, along the right descending bank of TRM 367.8. In the 2001 RLMP, XGR-61PT2 was allocated for "Developed Recreation." However, XGR-61PT2 fronts a parcel of land, XGR-601, which TVA sold with general ingress and egress rights across the TVA shoreline property, and the deed does not contain any restrictions otherwise limiting those rights. In order to resolve the potential conflict from the 2001 RLMP allocation, approximately 0.2 acre of XGR-61PT2 with 125 feet of shoreline is designated as "Shoreline Access" and requests for private water use facilities will be considered. The remainder of the original XGR-61PT2 reservoir land tract remains designated as "Developed Recreation."



### Exhibit Map

Guntersville Reservoir  
 Land Management Plan  
 Allocation Change  
 Tract No. XGR-61PT2  
 Tennessee River Mile 367.8R

Map Reference:  
 C/D Stage: 27  
 Quad: 90 NW



Land and Shoreline  
 Management

November 10, 2010

 Allocation Change  
 (Approx. 0.2 acres)





## Guntersville Reservoir Land Management Plan Error – XGR-32PT2

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### **Reservoir Land Planning Errors**

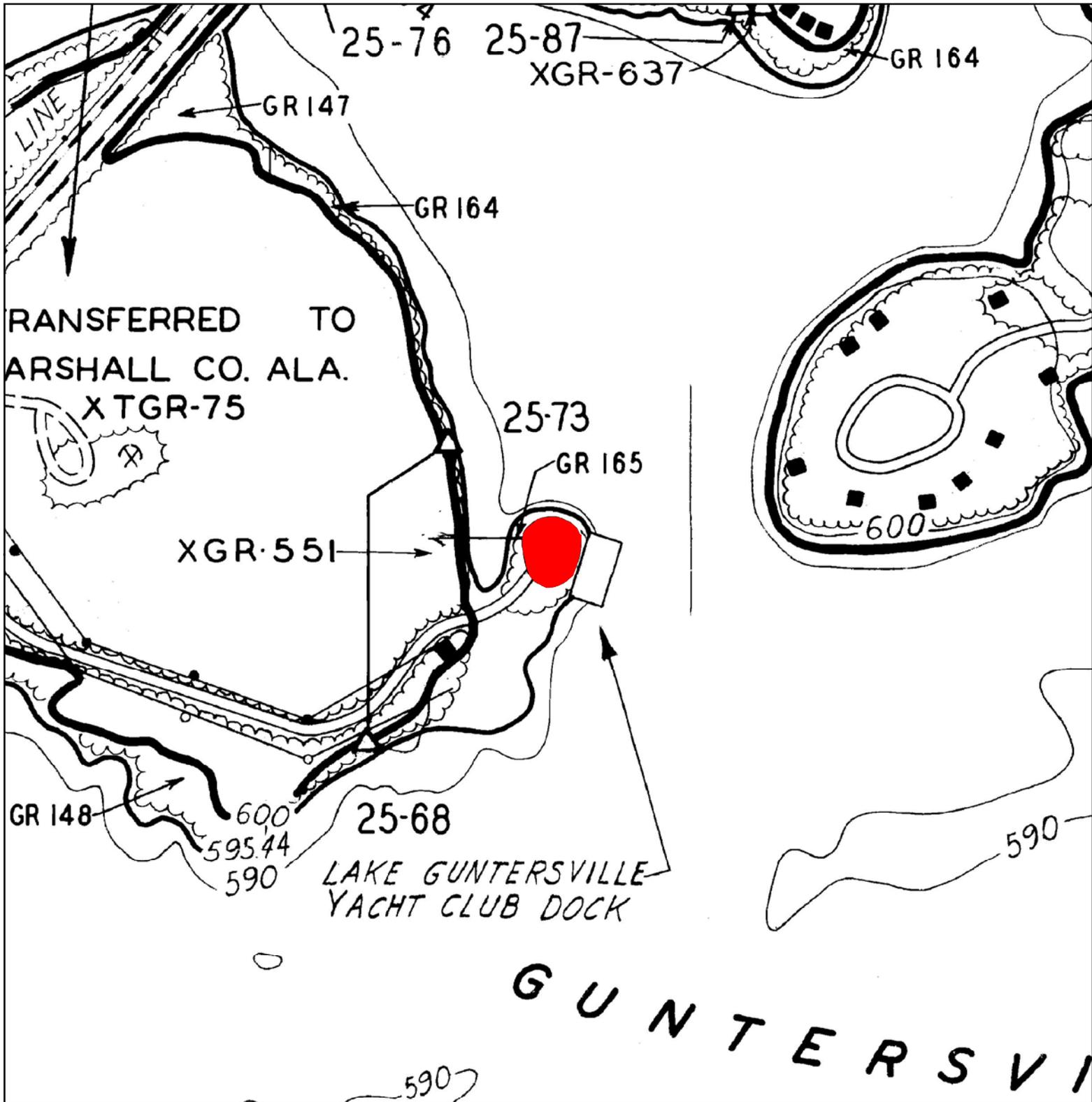
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### **Guntersville RLMP Tract XGR-32PT2**

XGR-32PT2 is located in Marshall County, Alabama, along the left descending bank of TRM 364. In the 2001 RLMP, XGR-32PT2 was allocated for "Developed Recreation." However, a 0.5-acre portion of this parcel should have been designated as "Non-TVA Shoreland" because TVA has flowage easement rights over this land, but no longer owns the property in fee. The remainder of the original XGR-32PT2 reservoir land tract remains designated as "Developed Recreation."



### Exhibit Map

#### Legend

 Portion of XGR-32PT2 allocated as Zone 6 to be re-allocated as Zone 1 (Flowage)

Guntersville Reservoir  
Land Management Plan  
Allocation Change  
Tract No. XGR-32PT2  
Tennessee River Mile 364.0L



Map Reference:  
D-Stage 25  
Quad - 83NE



Land and Water  
Stewardship

December 17, 2009

