

# South Holston Reservoir

## Northeastern Tributary Reservoirs Land Plan - Summary of Allocation Changes

Land use allocation changes on South Holston Reservoir that have occurred since the 2009 Northeastern Tributary Reservoirs Land Management Plan (RLMP) was completed are summarized below:

Parcel & Tract No.	2009 NR Tributary RLMP		Allocation Change Description <sup>2</sup>	Justification <sup>3</sup>
	Allocation <sup>1</sup>	Acres		
Parcel 12 (XSH-12PT)	Zone 4	4.12	<ul style="list-style-type: none"><li>0.43 acre (new Parcel 11a) changed to Zone 6</li><li>Parcel 12 is now 3.69 acres and remains Zone 4</li></ul>	Administrative Error
Parcel 53 (XSH-53PT)	Zone 6	5.2	<ul style="list-style-type: none"><li>0.5 acres (new Parcel 53a) changed to Zone 7</li><li>Parcel 53 is now 4.7 acres and remains Zone 6</li></ul>	Administrative Error

<sup>1</sup> See [definitions of the land planning zones](#)

<sup>2</sup> More information is available below - the fact sheets for the allocation changes described in the table above are considered a supplement to the South Holston Reservoir portion of the 2009 Northeastern Tributary RLMP.

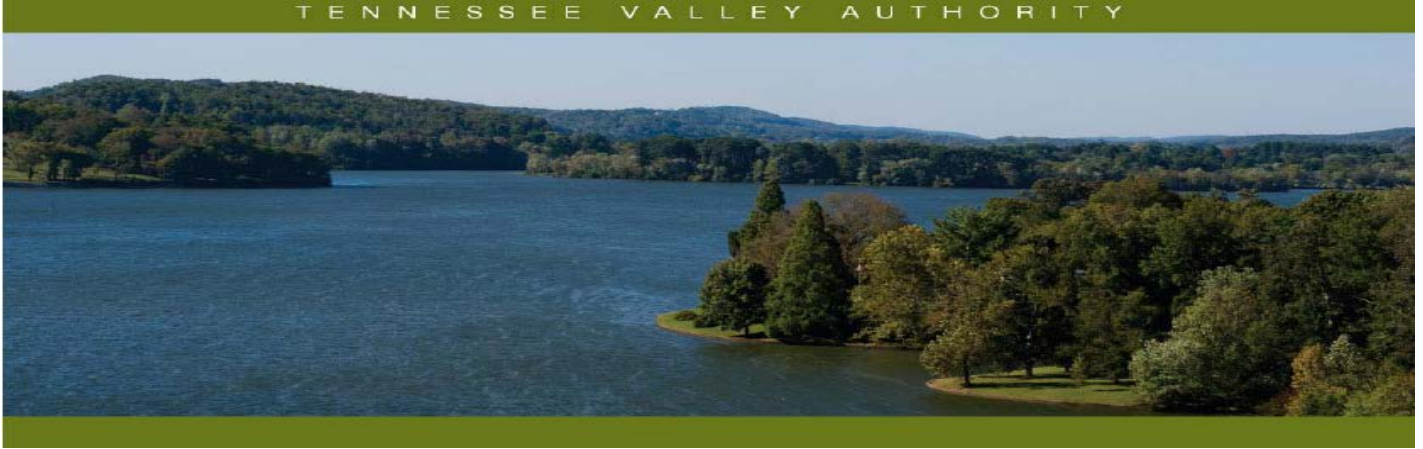
## Land Use Allocation Changes

After approval of a [reservoir land management plan](#) by TVA, all future uses of TVA-managed lands on that reservoir must then be consistent with the allocations within that RLMP.

<sup>3</sup> In accordance TVA policies and guidelines, allocation changes after approval of an RLMP are only allowable under limited circumstances described below:

- (1) To correct administrative errors that occurred during the planning process
- (2) To implement TVA's [Shoreline Management Policy](#), consistent with the TVA [Land Policy](#)
- (3) To allow water-access for industrial or commercial recreation operations on private backlying property, consistent with the TVA [Land Policy](#)

TVA reservoir property that has been sold reverts to Zone 1 – Non-TVA Shoreland.



## Northeastern Tributary Reservoirs Land Plan Allocation Change – South Holston – XSH-12PT & -11aPT

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### Reservoir Land Planning Errors

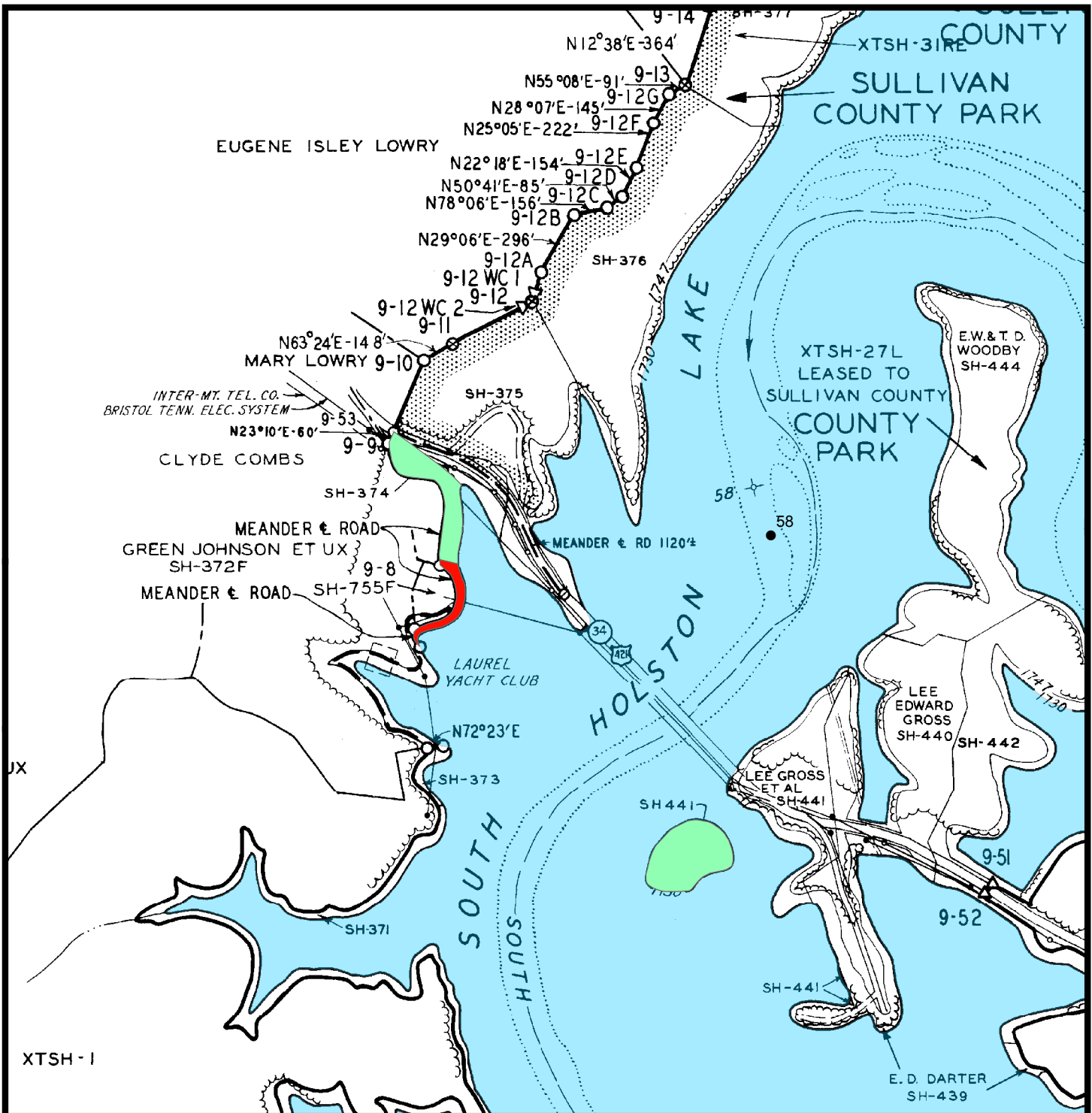
After approval of a reservoir land management plan by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must then be consistent with the land use allocations within that land plan. Recent research shows that a portion of Parcel 12 (Plan Tract XSH-12PT) on South Holston Reservoir was mistakenly allocated as Zone 4 (Natural Resource Conservation) when the land plan maps were created and should have been allocated as Zone 6 (Developed Recreation) to align with the footprint of an existing commercial recreation land use agreement on adjacent Parcel 11 (Plan Tract XSH-11PT). The resolution of the mapping error has resulted in the reallocation of a 0.43-acre portion of Parcel 12 to align with the footprint of the agreement on adjacent Parcel 11. This document addresses the reallocation of the 0.43-acre portion of Parcel 12 (new Parcel 11a) from “Natural Resource Conservation” to “Developed Recreation” and is considered a supplement to the South Holston Reservoir portion of the 2010 Northeastern Tributary Reservoirs Land Management Plan. Definitions of TVA’s land planning allocation zones are available at <https://www.tva.gov/landplanzones>.

### General Information about South Holston Reservoir

South Holston Reservoir is an impoundment of the South Fork Holston River formed by South Holston Dam, which is located at South Fork Holston River mile 49.8, approximately 7 miles southeast of Bristol, Tennessee-Virginia. South Holston Reservoir is located in Sullivan County, Tennessee and Washington County, Virginia and has about 181 miles of shoreline. TVA owns approximately 2,271 acres of reservoir shoreland with about 138 miles of shoreline. At full pool, the reservoir is approximately 24-miles-long with a reservoir surface area of 7,600 acres. The reservoir has an average depth of 86.5 feet and the water level typically fluctuates about 21 feet in a normal year.

### South Holston Parcel 12 (XSH-12PT) and Parcel 11a (XSH-11aPT)

XSH-12PT (4.12 acres) is located in Sullivan County along the right bank at South Holston River mile 57.8 and has gently sloping terrain with scattered trees and shrubs along the shoreline. The 0.43-acre portion of Parcel 12 that is within an existing land use agreement footprint on the adjacent Parcel 11 (XSH-11PT) has been allocated for “Developed Recreation” to correct the mapping error. Parcel 12 (XSH-12PT) has been reduced by 0.43 acre and the remaining 3.69 acres continues to be allocated as “Natural Resource Conservation” (Figure 1). Further, this 0.43-acre area adjacent to Parcel 11 has been created as new Parcel 11a (XSH-11aPT) and allocated as “Developed Recreation.” The correction of the parcel allocation would reflect legal instruments in existence but overlooked with the parcels were planned.



## Exhibit Map

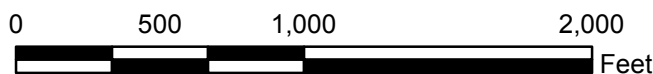
### Land Use Allocation Change Sullivan County, Tennessee XSH-11aPT and XSH-12PT South Holston River Mile 57.8R

Map Reference:  
D-Stage: 6  
Quad: 206SE



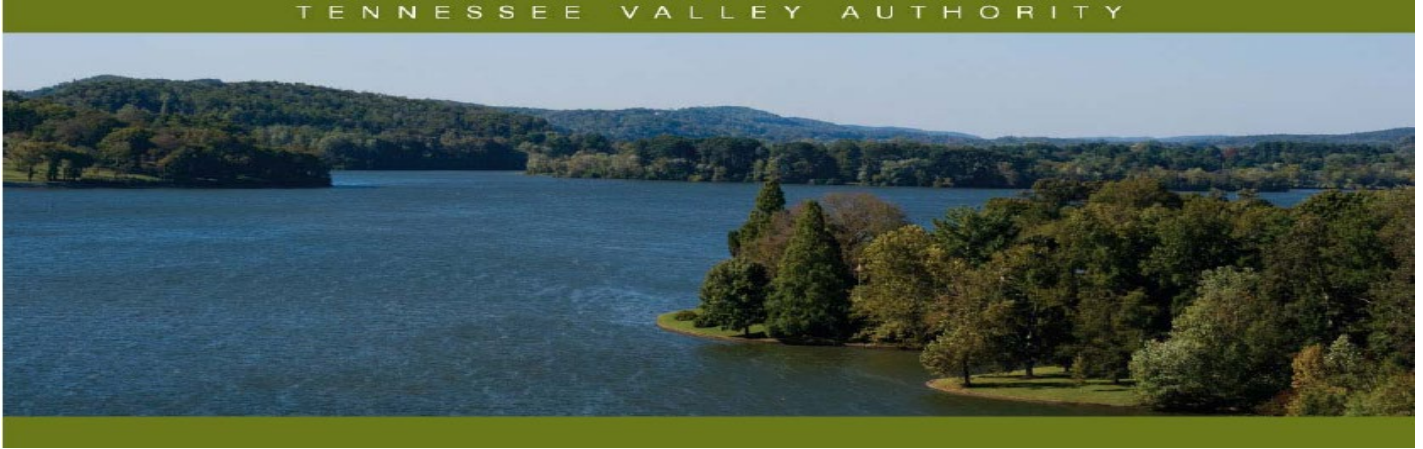
Natural  
Resources

- XSH-11aPT- Area  
Reallocated as Zone 6  
(Approx. 0.43 acre)
- XSH-12PT2- Area To  
Remain as Zone 4  
(Approx. 3.69 acres)



South Holston Reservoir

June 11, 2018



## Northeastern Tributary Reservoirs Land Plan Error – South Holston – XSH-12PT and XSH-11aPT

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### Reservoir Land Planning Errors

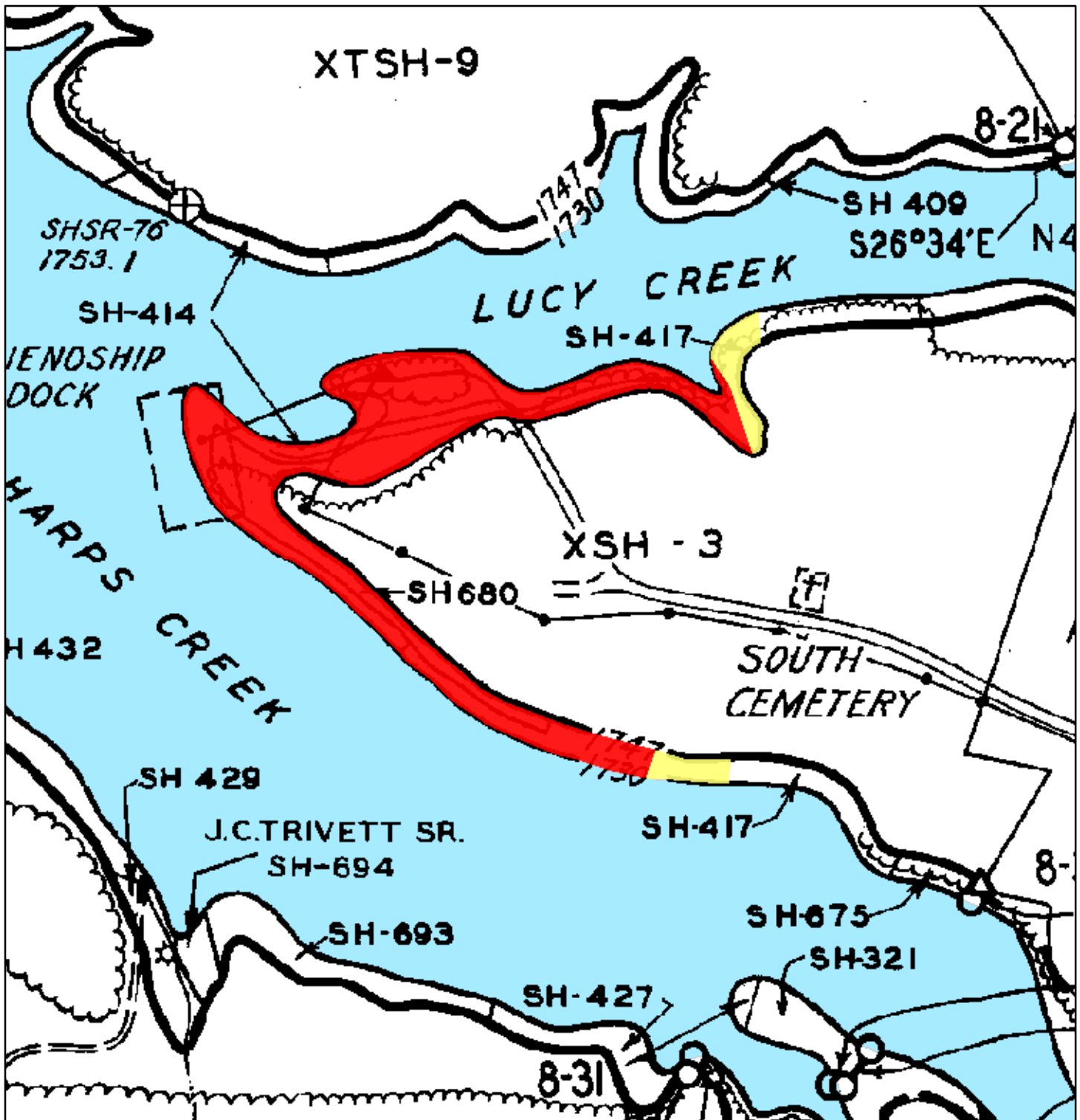
After approval of a reservoir land management plan by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must then be consistent with the land use allocations within that land plan. Recent research shows that two portions of Parcel 53 (Plan Tract XSH-53PT) on South Holston Reservoir were mistakenly allocated as Zone 6 (Developed Recreation) when the land plan maps were created and should have been allocated as Zone 7 (Shoreline Access) to align with the backlying deeded restrictions. The resolution of the mapping error has resulted in the reallocation of a 0.5-acre portion of Parcel 53. This document addresses the reallocation of the 0.5-acre portion of Parcel 53 from “Developed Recreation” to “Shoreline Access” and is considered a supplement to the South Holston Reservoir portion of the 2010 Northeastern Tributary Reservoirs Land Management Plan. Definitions of TVA’s land planning allocation zones are available at <https://www.tva.gov/landplanzones>.

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### South Holston Parcel 53 (XSH-53PT) and Parcel 53a (XSH-53aPT)

XSH-53PT (5.2 acres) is currently allocated for “Developed Recreation” and is located in Sullivan County along the left bank at South Holston River mile 57.2. The 0.5-acre portion of Parcel 53 that fronts a residential development with deeded ingress and egress rights has been reallocated to “Shoreline Access” to correct the error and has created a new Parcel 53a (XSH-53aPT). Parcel 53 (XSH-53PT) now consists of 4.7 acres and remains allocated as “Developed Recreation”. The correction of the parcel allocation reflects legal instruments in existence but overlooked when the parcels were planned.



**Attachment 4 - Exhibit**  
**Proposed Allocation Change**  
**Sullivan County, Tennessee**  
**XSH-53PT and XSH-53aPT**  
**South Holson River Mile 57.2L**

Map Reference:  
 Dstage: 7  
 Quad: 206SE



- XSH-53aPT - Area To Reallocate to Zone 7 (Approx. 0.5 acre)
- XSH-53PT - Area to Remain Allocated as Zone 6 (Approx. 4.7 acres)



South Holston Reservoir

May 29, 2020