

STOWERS PROPERTY
NOTES FROM TVA MEETING

- According to Janet Duffey, it is her opinion that each lot that touches the water has the “Right to Apply” for a permit.
- This does NOT guarantee that a dock permit will be approved for each lot that touches the water, but those lots will have the right to apply.
- Each lot will only be approved for (1) Dock per lot. Each dock can only be a maximum of 1000 SF, can be constructed no more than 1/3 of the distance across the cove and must be at least 50’ away from any other docks.
- Each lot has the ability to apply for multiple permits. This means each lot may be apply for a boat dock, water intake, rip-rap (for stabilization) and a boat ramp. So, theoretically, one lot could have a boat dock AND a boat ramp.
- NO Clear Cutting is allowed on any of the TVA property, unless prior approval is obtained through TVA.
- TVA does allow for a 20’ wide corridor for each lot that may be cleared for boat dock, boat ramp, etc.
- (1) Lot could be used as a “Community Lot” to allow access to the water for the lots that do not touch the water or have Rights to Apply for a dock. Lot 9 is the perfect example of what could be used as a community lot due to its amount of water frontage. For every 100’ of shoreline, TVA grants 1000 SF of construction. And docks must be a minimum of 50’ apart. For example, Lot 9 has the ability to be deeded as the “Community Lot” for the subdivision and may be able to apply for multiple dock sites, allowing water access for those lots that do not have it.
- As a side note, utility lines can NOT cross TVA property. The only exception to this rule is for secondary lines running to a dock which would fall in the 20’ corridor that is allowed by TVA.
- An adjoining lot may obtain water access through an easement across another property. For example, lot 7 could be deeded an easement across lot 6 to access the shoreline and, therefore, may be able to apply for a dock. In order for this to be considered, the deed for Lot 6 MUST have the easement described in their deed.