

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE TOWN OF TREZEVANT TO ADOPT REGULATIONS GOVERNING DATA CENTERS.

WHEREAS, certain revisions to the Trezevant Zoning Ordinance are believed to be necessary and in the public interest; and

WHEREAS, the Trezevant Municipal Planning Commission has reviewed and recommended these revisions; and

WHEREAS, the Trezevant Board of Mayor and Aldermen has given due public notice of hearings on said amendments and has held public hearings in accordance with Section 13-7-203 of the Tennessee Code Annotated; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Trezevant that the Trezevant Municipal Zoning Ordinance be amended as follows:

SECTION 1. That Chapter II **DEFINITIONS** be amended by alphabetically inserting the following definitions:

62. “Data Center”. A facility or group of facilities used primarily for the processing, storage, hosting, transmission, management, or distribution of digital data through servers, networking equipment, telecommunications equipment, and associated mechanical and electrical infrastructure (not to include routine server rooms, located on the same property and incidental to a business, school, hospital, or government office which shall be considered accessory uses).

A Data Center includes:

- Server rooms and server buildings
- Colocation facilities
- Enterprise data centers
- Crypto mining facilities
- Cloud computing facilities
- Supporting offices
- Cooling systems
- Backup power systems
- Telecommunications infrastructure

63. “Hyperscale Data Center”. A Data Center designed and constructed for large-scale cloud computing, artificial intelligence computing, high-performance computing, or internet services that meets one or more of the following criteria:

- Contains more than 100,000 square feet of gross floor area; or
- Requires more than 50 megawatts of electrical demand; or
- Occupies more than 20 acres of land; or

- Is designed as a multi-building data center campus.

For zoning purposes, a Hyperscale Data Center shall be considered a separate land use (from Data Centers).

SECTION 2. That the text of the Trezevant Municipal Zoning Ordinance be amended by creating Chapter VI (Provisions Governing Industrial Districts), Section 11-601.B. (I – (Industrial) Districts) (Special Exceptions) (13) which states:

(13) Data Centers and Hyperscale Data Centers provided the following criteria are met:

- Minimum lot area: Data Center – 5 acres Hyperscale Data Center – 20 acres
- Maximum Building Height - Data Center – 35 feet Hyperscale Data Center – 35 feet
- Lot Coverage - Maximum impervious coverage (for data centers or hyperscale data centers): 75 percent
- Residential Buffer and Separation Standards

-Data Centers - No Data Center building shall be located within 800 feet of any existing residential dwelling

-Hyperscale Data Centers - No Hyperscale Data Center building shall be located within 1,000 feet of any existing residential dwelling

-Required setbacks (of 100 feet for Data Centers & 200 feet for Hyperscale Data Centers) are required from any structure on the subject property to all property lines. The setback area shall be designed to achieve a minimum opaqueness of 80 percent within five years. Within this area area, the following improvements shall be allowed:

- Existing vegetation shall be preserved where feasible
- Evergreen screening
- Native tree plantings
- Shrub plantings
- Earthen berms where appropriate
- Privacy fencing when suitable
- Stormwater facilities

-The required residential buffer area shall not contain the following encroachments:

- Buildings
- Cooling towers
- Generators
- Fuel tanks

- Electrical substations
- Outdoor storage
- Data Centers and Hyperscale Data Centers noise shall not exceed: 50 dBA daytime & 40 dBA nighttime (measured at any residential property line).
- Noise Study Required -All Data Centers and Hyperscale Data Centers shall submit an acoustical analysis prepared by a qualified engineer. The study shall clearly document that the required noise standards would be met. The study shall evaluate:
 - Cooling systems
 - Chillers
 - Transformers
 - Backup generators
 - Mechanical equipment
- Utility Impact Analysis – A Data Center or Hyperscale Data Center application shall include:
 - Electrical demand analysis.
 - Water demand analysis.
 - Wastewater impact analysis.
 - Utility provider capacity confirmation.
 - Infrastructure improvement plan, if required.

Any necessary utility improvements identified by the Utility Impact Analysis, shall be made at the expense of the developer.

- Mandatory Electrical Demand Reduction During System Stress

During the life of a Data Center or Hyperscale Data Center, upon determination by the provider that electrical demand is sufficiently high to threaten system reliability, capacity, or adequate service to customers, the Data Center or Hyperscale Data Center Facility shall reduce its electrical demand for a time frame and usage amount as determined necessary and requested by the provider.
- **Site Plan Review.** All Data Centers and Hyperscale Data Centers shall be subject to Site Plan approval by the Planning Commission. Such site plan approval must be obtained prior to issuance of any building permits for the subject project. In addition to meeting the minimum site plan requirements, as specified in the General Provisions, the site plan shall also include:
 - Buffer locations
 - Landscaping plan
 - Noise study

- Lighting plan
- Utility impact analysis
- Generator locations
- Cooling equipment locations
- Stormwater facilities
- Traffic analysis

If all of the above site plan criteria are not met, and/or if the information provided by the Noise Study and Utility Impact Analysis do not seem satisfactory (to the pertinent reviewing governing agencies), the subject site plan shall be disapproved.

- **Decommissioning.**
 - For purposes of this section “decommissioning” shall mean the removal and restoration of the property and shall include the removal of all hazardous materials and contents, including cabling, electrical components, cooling systems, any contaminated soils, any electrical generators, and other associated facilities, as well as the regrading of any earth disturbed during removal.
 - Any data center owner or operator shall at its expense complete decommissioning of the property within twelve months after the end of the life of the property for any use. The property will be presumed to be at the end of its useful life if it is not used for a continuous period of twelve months. The facility owner or operator shall report to the Building Inspector within 48 hours any cessation or discontinuation of use.

SECTION 2. BE IT FURTHER ORDAINED that this ordinance shall take effect upon its passage the **PUBLIC WELFARE REQUIRING IT.**

ATTEST:

1st reading: _____

2nd reading: _____

Town Recorder

Mayor