

RESOLUTION NO. 26-06-022

SPONSORED BY: Commissioners Jared Anderson, Nick Bright, Robbie Bennett, Brad Bowers, Quentin Caldwell, Rick Carver, Mike Caylor, Misty Davis, Ron French, John Giles, Jessica Hannah, Mike McMahan, Steve Mikels, Dawn Reagan, Linda Webb, and David Wells

A RESOLUTION OF THE BLOUNT COUNTY COMMISSION PROVIDING FOR THE REGULATION OF DATA CENTERS AND CRYPTOCURRENCY MINING

WHEREAS, the Blount County Board of Commissioners has authority to adopt and amend zoning regulations for the unincorporated territory of Blount County in accordance with applicable Tennessee law; and

WHEREAS, the Board of Commissioners recognizes that data centers may have substantial impacts on surrounding properties, public infrastructure, electrical demand, water demand, stormwater management, noise, lighting, land use compatibility, and the general welfare of the community; and

WHEREAS, the Board of Commissioners further recognizes that data centers and cryptocurrency mining facilities are distinct and intensive land uses which should be specifically defined and heavily regulated within the Blount County Zoning Ordinance; and

NOW THEREFORE BE IT RESOLVED that the Blount County Board of Commissioners, meeting in regular session this 18th day of June, 2026, hereby expresses our intent to heavily regulate AI data centers and cryptocurrency mining facilities under the Zoning Ordinance of Blount County, and requests that the Planning Commission prepare appropriate amendments to the Zoning Ordinance that adds definitions of each to the zoning ordinance and further suggests that the most restrictive legal means be used to regulate such land uses, including the following:

1. Allowing such uses only in the Industrial zone, and only as a special exception (and therefore requiring the approval of the Board of Zoning Appeals);
2. Requiring that any such use cannot be located adjacent to or within 5,000 feet from any Suburbanizing, R-1, R-2, or RAC Zoning District, and that such use may not be adjacent to or within 5,000 feet of any residential dwelling, school, or church;
3. Requiring that any sound emitted from the operation as measured at the property lines shall not exceed 60 decibels;
4. Requiring that certificates of adequate provision of electricity and Water utilities can be provided to the premises from the local utility providers such that rates will not increase for other users;

- 5. Requiring that adequate provision is made for soil quality protection, air quality protection, and other environmental considerations;
- 6. Determining the advisability of a moratorium on any such uses; and
- 7. Requiring all such other measures as may ensure the quality of life and well-being of the citizens of Blount County.

BE IT FURTHER RESOLVED that this Resolution shall be forwarded to the Blount County Planning Commission upon passage for their consideration.

BE IT FURTHER RESOLVED THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER PASSAGE, THE PUBLIC WELFARE REQUIRING IT.

CERTIFICATION OF ACTION

ATTEST

Commission Chairman

County Clerk

Approved: _____
Vetoed: _____

County Mayor _____
Date