CZO-1-2026

RESOLUTION AMENDING THE ZONING RESOLUTION OF MONTGOMERY COUNTY, TENNESSEE, AS IT PERTAINS TO DATA CENTERS AND POWER PLANTS

WHEREAS, the Clarksville Montgomery County Regional Planning Commission voted to initiate a Montgomery County Zoning Resolution amendment at their regular meeting on August 25, 2026, regarding adding and amending regulations pertaining to Data Centers and Power Plants; and

WHEREAS, the Montgomery County Zoning Resolution currently does not address data centers specifically and also has no additional regulations on power plants; AND

WHEREAS, the Montgomery County Commission finds that data centers and power plants are necessary parts of a community's infrastructure, however, they also can bring negative impacts to nearby neighbors; AND

WHEREAS, the Montgomery County Commission has been furnished with the Regional Planning Commission's recommendation and resolution at their informal session of the commission on October 5, 2026; AND

WHEREAS, the County Commission agrees that these changes are for the overall benefit of the citizens of Montgomery County.

NOW, THEREFORE BE IT RESOLVED, by the Montgomery County Board of Commissioners assembled in regular session on the 19th day of October 2026, this legislative body updates and amends the zoning resolution of Montgomery County, Tennessee in the following manner:

ADD the following definition alphabetically:

DATA CENTER: A facility or group of facilities designed and used primarily for the housing, operation, and maintenance of computer servers, data storage systems, telecommunications equipment, networking equipment, and related information technology infrastructure. The use may include associated electrical, mechanical, cooling, security, communications, backup power, energy storage, water treatment, and other infrastructure necessary to support the operation of the data center. Any electrical generating facility intended to provide the primary source of electrical power for normal operation of the data center shall be considered a separate Power Plant use.

Under Table 3.4.7 Industrial Uses
Add The Following Row Alphabetically

Uses	Agricultural		Residential											Office		Commercial					Industrial		
	AG	AGC	E1	EM1	E1A	EM1A	R1	R1A	RM1	RM2	R2D	R3	R4	OP	O1	C1	C2	C3	C4	C5	M1	M2	M3
Data Center																					**PR**	**PR**	

INSERT AND RENUMBER THE SECTION APPROPRIATELY

5.2.4.# Data Centers

1. Minimum Acreage: 10 acres
2. Maximum Acreage: 100 acres
3. Minimum Setback from all zones with the exception of M-1, or M-2: 500 feet
4. A Noise Plan must be submitted showing the location and extent of noise that would leave the property boundary. This level may not be greater than 3dBA over existing ambient levels or 55dBA maximum at any adjoining property boundary not zoned M-1 or M-2. Appropriate grading, landscaping, and site layout can reduce noise to an acceptable level to nearby properties.
5. Water Supply**:** The applicant shall identify all sources of water proposed to serve the proposed facility, including public water supply, groundwater, and/or surface water and the ability to serve the site by phase. Any proposed direct withdrawal from a river, stream, or other surface water shall be subject to all applicable state and federal permits and shall include documentation of the approved withdrawal rate and anticipated average and peak daily consumption.
6. Power and Natural Gas Supply: The applicant shall provide written confirmation from each applicable electric utility and natural gas provider that adequate capacity is available or planned to serve the proposed facility. Such documentation shall identify the anticipated peak electrical demand of the facility by phase and at full build out.
7. The owner or operator of a data center, proposed or expanding an existing data center, shall be responsible for the costs of infrastructure improvements necessary to provide utility services to the facility in accordance with applicable Tennessee laws.

Duly passed and approved this 19th day of October 2026.

Sponsor _____
Commissioner _____
Approved _____
County Mayor

Attested: _____
County Clerk

Date of Public Hearing: October 5, 2026