

**METROPOLITAN GOVERNMENT
LYNCHBURG/MOORE COUNTY, TENNESSEE**

ORDINANCE NO. _____

**AN ORDINANCE TO ESTABLISH A MORATORIUM ON DEVELOPMENT,
CONSTRUCTION AND ISSUANCE OF PERMITS OR APPROVALS FOR DATA CENTERS
AND RELATED HIGH-IMPACT FACILITIES IN METROPOLITAN LYNCHBURG/MOORE
COUNTY, TENNESSEE**

WHEREAS the Metropolitan Council of Metropolitan Lynchburg – Moore County, Tennessee (“Metro Council”) is responsible for promoting the health, safety and general welfare of the residents of Metropolitan Lynchburg – Moore County, Tennessee (“Metro Moore County”); and

WHEREAS the Metro Council is aware that the entire country is experiencing an unprecedented increase in the construction of high impact facilities, including, but not limited to, data centers and cryptocurrency mining operations; and

WHEREAS these types of facilities present unique challenges and potential impacts not adequately addressed by Metro Moore County’s current planning, land use or zoning regulations, including, but not limited to:

- Extremely high energy consumption and strain on existing utility infrastructure;
- Significant noise generation from cooling systems and backup generators affecting adjacent residential areas and general quality of life;
- Substantial water usage for cooling purposes;
- Potential environmental impacts, including hazardous material storage and electronic waste disposal and
- Land use compatibility concerns, particularly in rural or agriculturally zoned districts; and

WHEREAS Metro Moore County’s regulations were not developed with these specific types of high-impact uses in mind and Metro Moore County needs time to develop appropriate, comprehensive standards to ensure that any future development of such facilities is consistent with Metro Moore County’s long-term land use plan and protects the public interest; and

WHEREAS a temporary moratorium on accepting and processing new applications for such facilities is a reasonable and necessary measure to allow Metro Moore County's staff and the Planning Commission sufficient time to study the issues; engage with stakeholders and draft appropriate amendments to the zoning ordinance

NOW, THEREFORE, BE IT ORDAINED BY THE METROPOLITAN COUNCIL FOR THE METROPOLITAN GOVERNMENT OF LYNCHBURG/MOORE COUNTY, TENNESSEE, as follows:

Section 1. Moratorium Imposed

A temporary moratorium is hereby imposed for a period of two (2) years from the effective date of this Ordinance. During this period, neither Metro Moore County nor the Metro Moore County Planning Commission shall not accept, process or approve any applications for the following development approvals:

- Special Use Permits
- Conditional Use Permits
- Zoning Map Amendments (rezoning requests)
- Building Permits (except for interior renovations that do not expand capacity or impact exterior appearance/noise)
- Any other development approval required by law

for the establishment, construction, erection, alteration or expansion of any **data center, cryptocurrency mining facility or other high-impact data processing facility.**

Section 2. Scope

This moratorium shall apply to all areas of Metro Moore County.

Section 3. Plan of Action

During the effective period of this moratorium, Metro Moore County and Metro Moore County Staff shall take the following actions:

- Study the potential impacts (energy, water, noise, land use) of data centers and cryptocurrency mining facilities, in consultation with local utility providers;
- Draft specific land use ordinance amendments and performance standards to regulate these facilities, including appropriate zoning districts, setback requirements, noise limitations and utility capacity conditions.
- Hold public workshops and Planning Commission meetings to review the draft amendments and gather public input.

- The Planning Commission will provide a recommendation to the Metro Council. The Metro Council will hold the necessary public hearings to consider and potentially adopt the final ordinance amendments.

Section 4. Duration and Termination

This Ordinance shall be in full force and effect from and after April 20, 2026 until April 19, 2028, unless earlier terminated, extended or modified by the Metro Council in accordance with Tennessee law. The stated duration is reasonably necessary to address the identified problems.

Section 5. Severability

If any section or part of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining sections or parts.

Recommended/Proposed by the Planning Commission: _____

Passed 1st reading _____, 2026

Public Hearing Held: _____, 2026

Passed 2nd reading _____, 2026

RECORDING SECRETARY

METROPOLITAN MAYOR

ATTEST:

COUNTY CLERK