

RESOLUTION 2025-63

A RESOLUTION AMENDING THE ZONING RESOLUTION OF JEFFERSON COUNTY, TENNESSEE TO REFLECT CERTAIN PROHIBITED USES IN ALL ZONING DISTRICTS AND PERMITTED USES IN THE I-3 ZONING DISTRICT

WHEREAS, The Jefferson County Board of Commissioners desires to consider amendments to the Zoning Resolution of Jefferson County, regarding zoning districts in which Data Centers and IT/ AI data Centers are permitted and prohibited;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Jefferson County (hereinafter referred to as the “Board”) that the Board requests the Jefferson County Regional Planning Commission consider the following amendments to the Zoning Resolution as follows:

Section 1. Article 5- Definitions is amended by adding the following:

DATA CENTER: A Data Center is a physical location that stores computing machines and their related hardware equipment. It contains the computing infrastructure that IT systems require, such as servers, data storage drives and network equipment , and associated components; it is the physical facility that stores any digital data.

IT/ AI DATA CENTER: An Artificial Intelligence (AI) Data Center is a specialized facility to handle AI workloads; supporting advanced computing tasks, relying on GPU’s, TPU’s, and high performance processors. They are used for cloud computing, data storage, content delivery, disaster recovery and AI processing; serving users and running critical services for technology companies/ entities and governments. IT/ AI Data Centers house computers and machines that can reason, learn, and act in such a way that would normally require human intelligence or that archives data whose scale exceeds or may exceed what humans can produce.

Section 2. Article - I-3 is amended as follows:

Data Centers and AI/ IT Data Centers are only permitted in the I-3 Zone.

BE IT FURTHER RESOLVED that these regulations shall take effect immediately upon passage, the public welfare requiring it.

BE IT FURTHER RESOLVED, if any provision of this resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this resolution which can be given effect without the invalid provision or application and to that end the provisions of this resolution are declared to be severable.

Date Considered by Jefferson County Regional Planning Commission: 11/25/2025

Approve X Denied ____

Chairman Jefferson County Regional Planning Commission

Secretary Jefferson County Regional Planning Commission

Date Considered by Jefferson City Regional Planning Commission: _____

Approved ____ Denied ____

Chairman Jefferson City Regional Planning Commission

Secretary Jefferson City Regional Planning Commission

Date Considered by Town of Dandridge Regional Planning Commission: _____

Approved ____ Denied ____

Chairman Dandridge Regional Planning Commission

Secretary Dandridge Regional Planning Commission

Date Considered by Town of White Pine Regional Planning Commission: _____

Approved ____ Denied ____

Chairman White Pine Regional Planning Commission

Secretary White Pine Regional Planning Commission

Date of Public Hearing- Jefferson County Board of Commissioners: _____

Date of Voting Meeting Jefferson County Board of Commissioners: _____

Ayes: ____ Nays: ____ - Passed: ____ Failed: ____

Chairman Jefferson County Board of Commissioners

Jefferson County Clerk

