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| Property Information | | Sullivan County Moratorium | |
| Address | | 3425 HWY 126 Blountville, TN | |
| Tax Map, Group, Parcel | | | |
| Civil District | | | |
| Overlay District | | | |
| Land Use Designation | | | |
| Acres | | | |
| Existing Use | | Existing Zoning | |
| Proposed Use | | Proposed Zoning | |
| Owner/ Applicant Information | | | |
| Name: | | Intent: <i>To seek a recommendation from the Kingsport Regional Planning Commission for the proposed moratorium amendment.</i> | |
| Address: | | | |
| City: | | | |
| State: | Zip Code: | | |
| Phone: | | | |
| Planning Department Recommendation | | | |
| <p>The Kingsport Planning Division recommends sending a positive recommendation to Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> The Sullivan County Planning Department is seeking to amend its' zoning code to adequately plan for any future data center(s) within their jurisdiction. This moratorium request is Sullivan County's first step towards that goal. | | | |
| <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> This moratorium request is coming before the Commission because the moratorium is an amendment to Sullivan County's Zoning Resolution and thus must come before all planning commissions that have regional planning authority for a recommendation per Sullivan County's Zoning Ordinance 12-106.3(1). <p>Staff recommends sending a positive recommendation to the Sullivan County Commission for the adoption of the moratorium resolution.</p> | | | |
| Planner: Samuel Cooper | | Date: 12/18/2025 | |
| Planning Commission Action | | Meeting Date | 12/18/2025 |
| Approval: | | | |
| Denial: | | Reason for Denial: | |
| Deferred: | | Reason for Deferral: | |

Sullivan County Zoning Code**12-106 AMENDMENTS TO THE ZONING PLAN (TEXT AND/OR DISTRICT BOUNDARY)**

12-106.1 General - The County Commission may, from time to time, amend this resolution by changing the boundaries of districts or by changing any other provisions of the code whenever it is alleged that there was an error in the original zoning resolution or whenever the public necessity, convenience, and general welfare require such amendment.

12-106.2 Initiation of Amendment - Amendments to the Zoning Resolution text, may be initiated by the County Commission, the Sullivan County Regional Planning Commission or the Planning Director. Amendments to the Zoning District Map may be initiated by the County Commission, Sullivan County Regional Planning Commission, a property owner of the land which is to be considered for rezoning, or the legal agent representing the property owner, such as Power of Attorney, Licensed Realtor or buyer under contract of said property. Legal documentation verifying the legal interest in said real property shall be made available to the Planning & Zoning Director prior to acceptance of any rezoning application. *(Amended on January 22, 2008)*

12-106.3 Application for Amendment

1. **Filing of Proposed Amendments** - An application for amendment shall be filed with the Planning and Zoning Department. Prior to any consideration of the proposed amendment by the County Commission such application shall be transmitted to the applicable Regional Planning Commission(s) for review and recommendation pursuant to the Tennessee Code Annotated, Section 13-7-105.
2. **Application Content** - Any application for a change in the zoning classification of any parcel of land shall be accompanied by:
 - a. Sufficient information to disclose ownership of the property for which the request is being made and that the request is being made by the owner or a legal agent acting on behalf of the owner.
 - b. Sufficient information to disclose the location and extent of the property for which the request is being made. This information shall, where necessary to achieve an adequate legal description, include a boundary survey of the property.
 - c. Sufficient information to establish that the property for which the request is being made is free and clear of any encumbrances, which would prevent its use for the use proposed.

On receiving such application copies shall be transmitted to the other bodies and the Planning Commission prior to any consideration of the proposed amendment by the County Commission.

*Sullivan County
Board of County Commissioners
245th Annual Session*

Item
Resolution No.

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this _____ day of December, 2025.

A RESOLUTION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS TO AMEND THE SULLIVAN COUNTY ZONING RESOLUTION AND SULLIVAN COUNTY PLANNING COMMISSION RULES AND REGULATIONS TO IMPOSE A FOUR (4) MONTH MORATORIUM, TO BEGIN UPON PASSAGE OF THIS RESOLUTION, ON THE LOCATION, CONSTRUCTION, OPERATION, PERMITTING, VESTING, ETC., OF DATA MINING CENTERS AND CRYPTO MINING CENTERS WITHIN SULLIVAN COUNTY AND TO DIRECT THE STAFF OF THE SULLIVAN COUNTY PLANNING AND CODES DEPARTMENT AND THE SULLIVAN COUNTY PLANNING COMMISSION TO STUDY SUCH LAND USES AND PROVIDE RECOMMENDATIONS FOR ZONING TEXT AMENDMENTS AND/OR CHANGES TO THE SULLIVAN COUNTY PLANNING COMMISSION RULES AND REGULATIONS AND ANY OTHER APPROPRIATE REGULATIONS.

WHEREAS, data mining and cryptocurrency-mining facilities and operations require extraordinary levels of electrical power, often equivalent to the consumption of thousands of homes, placing strain on local utilities and potentially increasing costs to residential ratepayers; and

WHEREAS, such facilities generate significant continuous noise from industrial-grade cooling systems, fans, and compressors, which can negatively impact property values, public health, and the peaceful enjoyment of nearby communities; and

WHEREAS, data-mining facilities provide limited job creation, minimal economic impact compared to the infrastructure burden they impose, and do not align with the long-term economic development goals of Sullivan County; and

WHEREAS, several Tennessee counties and multiple jurisdictions nationwide have restricted or prohibited data-mining operations due to concerns over electrical grid strain, noise nuisances, fire hazards, and the lack of community benefit; and

WHEREAS, the Sullivan County Board of Commissioners has a responsibility to protect the health, safety, welfare, and property values of its citizens and to ensure responsible land-use planning that preserves the character of local rural and residential communities; and

WHEREAS, Sullivan County has received increasing interest from private entities seeking to establish data-mining or crypto-mining operations, making it necessary and appropriate to adopt proactive protections before such facilities attempt to locate within the County.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS OF SULLIVAN COUNTY, TENNESSEE:**

SECTION 1.

The Sullivan County Zoning Resolution and Sullivan County Planning Commission rules and regulations are hereby amended to impose a four (4) month moratorium, to begin upon passage of this Resolution, forbidding the location, construction, operation, permitting, vesting, etc., of data mining centers and crypto mining centers within Sullivan County; and

SECTION 2.

The staff of the Sullivan County Planning and Codes Department is hereby directed, and the Sullivan County Planning Commission is hereby requested to study such land uses and provide recommendations for zoning text amendments and/or changes to the Sullivan County Planning Commission rules and regulations and any other appropriate regulations; and

SECTION 3.

Data-mining centers and cryptocurrency-mining operations, blockchain-computing centers, etc., are hereby prohibited during such moratorium from filing preliminary development plans, final development plans, and/or applications for building permits, etc., that may entitle them to any vesting rights, and are prohibited from locating, constructing, or operating in Sullivan County during said moratorium; and

SECTION 4.

During such moratorium, no county permits, zoning approvals, building approvals, utility extensions, building permits, and/or development agreements, etc., shall be issued for the purpose of establishing a data-mining center or crypto mining center within Sullivan County; and

SECTION 5.

This prohibition shall not apply to standard commercial or industrial businesses that use data processing equipment for internal business operations; it applies only to high-intensity, third-party, revenue-generating data-mining or crypto-mining facilities; and

SECTION 6.

This moratorium may be extended by vote of this body beyond the initial four months; and

SECTION 6.

If any portion of this Resolution is found invalid by a court of competent jurisdiction, the remaining sections shall remain in full force and effect.

This resolution shall take effect from and after its passage. All resolutions in conflict herewith shall be and the same are hereby rescinded insofar as such conflict exists.

Duly adopted this _____ day of _____ 2025.

Reviewed by Chairman: _____
John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the _____ day of
20____ at or about the following time _____ by the following
method: _____.

Teresa Jacobs, County

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____

Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of
20____ following at or about the following time _____ by the following
method: _____.

Teresa Jacobs, Count

Mayor, Sullivan County

Sponsor: Commissioner Jessica Means
Cosponsors: Commissioner Joe McMurray; Commissioner David Hayes; Commissioner Travis Ward; Commissioner Hunter Locke; Commissioner Michael Cole; Commissioner Gary Stidham; Commissioner Daniel Horne; Commissioner Mark Ireson; Commissioner Davd Adkard; Commissioner Zane Vanover; Commissioner Cheryl Harvey; Commissioner Joe Carr; Commissioner Darlene Calton.

Recommendation

Staff recommends sending a positive recommendation to the Sullivan County Commission for the adoption of the moratorium resolution.