



Joint Meeting

PLANNING COMMISSION & TOWN COUNCIL

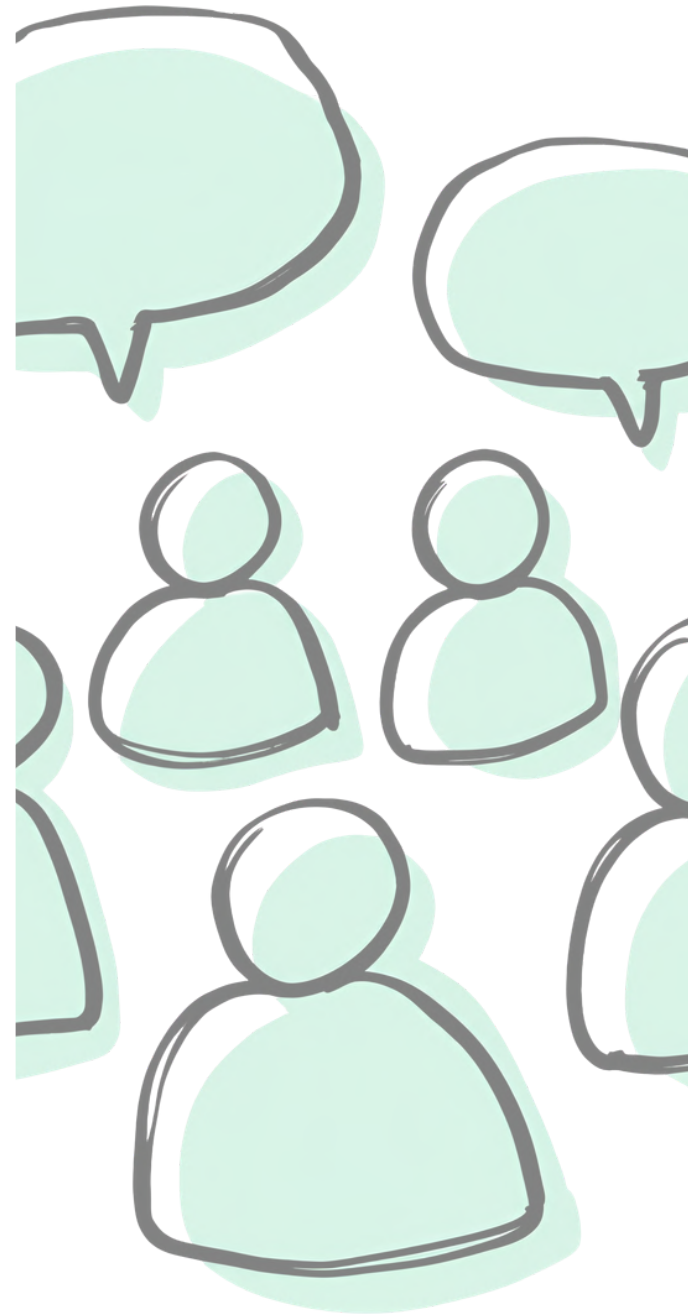
July 30, 2026





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Plan of Services

Revised Template

- Annexation requests
- Metrics measuring costs to provide services
- Metrics provided by department heads

Next Steps

- Create a sample plan of services using an annexation request previously received
- Utilize for all annexation & rezoning requests
 - Varying level of detail based on request
 - Information will assist decision making by Planning Commission & Town Council



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What is a data center?

Facilities that store data and provide computer power/infrastructure for cloud computing, artificial intelligence, & other data-intensive functions. They optimize data collection, information technology, research and extend computing bandwidth for cloud servers.

EDGE

- **Physical Scale:**
Compact micro facilities
- **Utility Load:** Low power demand (<2mw)
- **Land-Use Impact:**
Flexible, but compatible with commercial or mixed-use districts

ENTERPRISE

- **Physical Scale:**
Medium to large single-tenant buildings
- **Utility Load:**
Moderate power demand (2 to 10mw)
- **Land-Use Impact:**
Easily integrated into light industrial uses, offices, or commercial buffers

COLOCATION

- **Physical Scale:**
Multi-tenant facilities rented to various businesses
- **Utility Load:** High power demand (10 to 50mw)
- **Land-Use Impact:**
Requires screening equipment yards, backup generators, & security perimeter fencing

HYPERSCALE

- **Physical Scale:**
Large campus-style developments
- **Utility Load:**
Extreme power demand (>100mw)
- **Land-Use Impact:**
Low traffic after construction. Often requires large setbacks, buffers, and sound mitigation

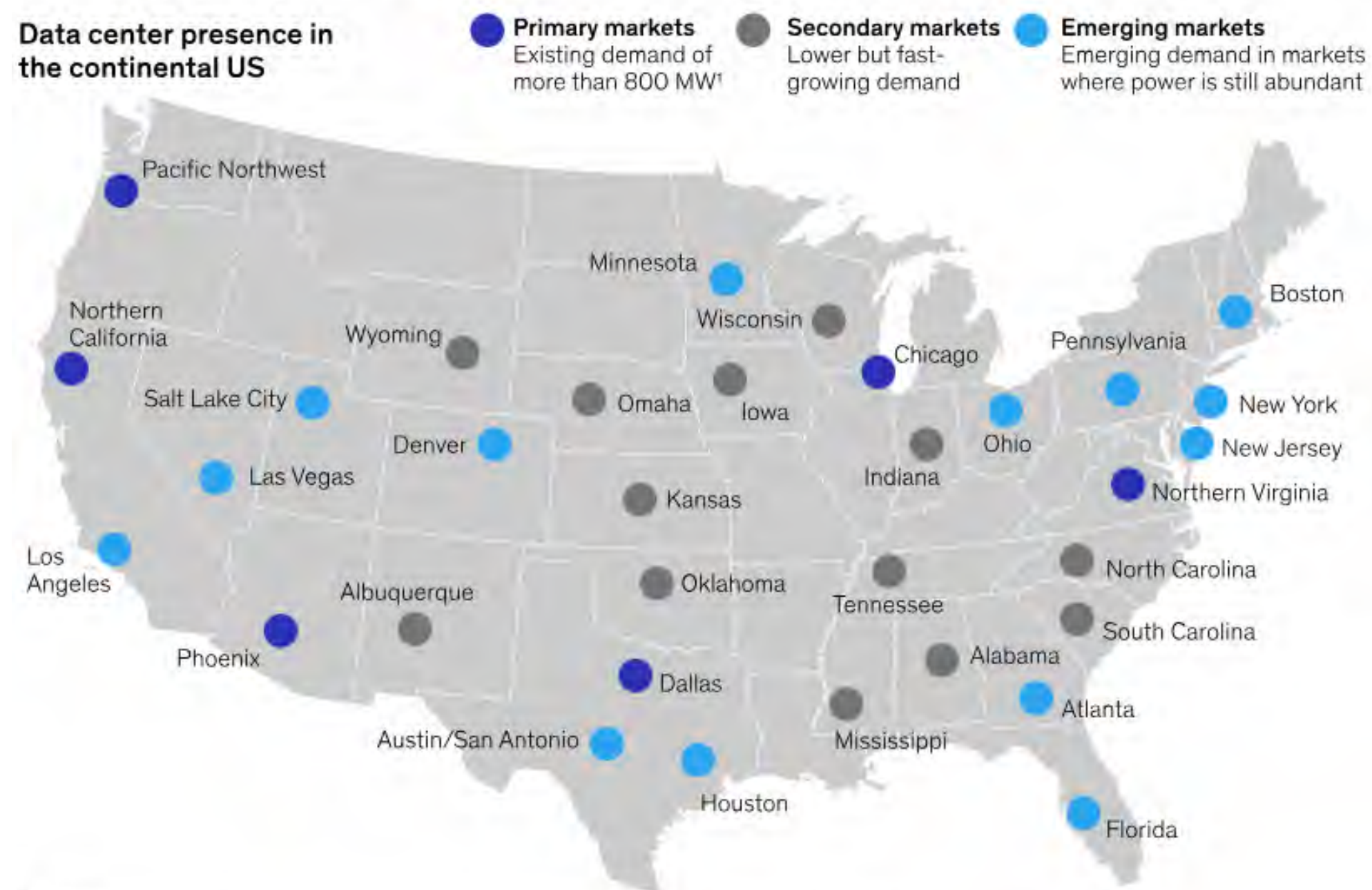


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Growing Demand

Data centers are emerging in more remote locations, where power is still abundant and grids less strained.

Data center presence in the continental US



¹ Megawatt.
Source: Datacenters.com; S&P Global Market Intelligence 451 Research; McKinsey Data Center Demand model

McKinsey & Company

- AI data centers are driving growth
- Up to 90 gigawatts (GW) worth of data centers could come online by 2030
- Mostly hybrid facilities
- Annual growth rate of 16% from 2023-2028



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Site Selection

Capacity

Reliable Resources

- Coolant infrastructure
- Power
- Broadband access

Risk

Disaster Mitigation

- Nearby emergency services
- Low risk areas for natural disasters

Customer Proximity

Clientele

- Desired networks
- Industries





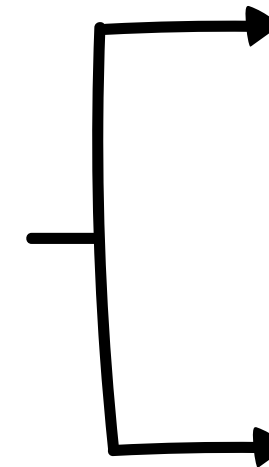
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Utility Usage

Case Example



10
MEGAWATTS
POWER



68,000
MCF/MONTH

Gas Usage

1.9 - 5.7 MILLION
GALLONS/DAY

Water Usage – Large Facility – Open Loop



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Concerns

Electricity



The growth of AI data centers has led to higher electricity bills for many communities

TVA and MTE are working to manage these high voltage users to protect costs for residents.*

Water



New data center development has raised many water concerns:

- Depletion of potable water
- Chemical pollution
- Decrease in water quality

Environment



Data centers can introduce heavy industrial air emissions and harmful chemical waste.

Economics



Most jobs created by data centers are rooted in construction rather than long term operation.

Noise



Data centers use heavy cooling units that increase noise pollution, emitting vibrations and audible sounds.

*Any facility requiring at least 5 megawatts of power triggers an intensive TVA profile review



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Tennessee Data Center Landscape

Location	Data Center Definition	Allowed By-Right	Special Exception	Additional Design Standards	Moratorium
Nashville, TN	x	x	x	x	5 months
Franklin, TN	x	x	x	x	
Murfreesboro, TN	x	x	x		
Johnson City, TN	x		x	x	18 Months
Lebanon, TN	x				6 Months
Maury County, TN	x		x	x	12 Months
La Vergne, TN	x	x	x	x	



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Recommendations



Zoning Districts

C-5, I-3 & A-1



Board of Zoning Appeals

Special Exception



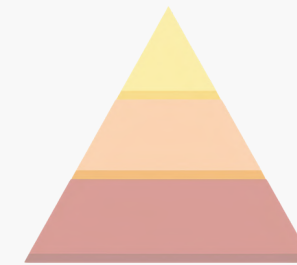
Utilities

Closed Loop Water System
Developers to pay for upgrades
needed



Will Serve Letter

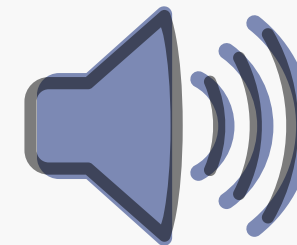
Electric, Gas, Water & Wastewater
Submitted prior to BZA Review



Tiered Approach

3 Levels

Square Footage & Megawatts



Operational Impacts

Emissions, Noise, Vibrations



Environmental

NEPA Study / EIS



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Public Chapter 1044

Effective Date: January 1, 2027

Requires all local governments to complete several tasks with regards to new development proposals

- Within 60 business days of submittal
 - Approve or add to next available agenda
 - Any development plan application
- Within 30 business days of submittal
 - Provide written report of deficiencies
 - Request additional information necessary to ensure compliance
- Failure to complete actions results in application approval
- Plan resubmitted & all deficiencies resolved
 - Plan is either approved or;
 - Placed on next agenda within 30 business days of receipt





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Public Chapter 1044

Effective Date: January 1, 2027

Requires all local governments to complete several tasks with regards to new development proposals

- Provide no more than 2 written reports of deficiencies, if items are unaddressed after 2 reports:
 - Required to deny the application and refund 50% review fee
 - Conditionally approve the application at next available meeting
- Incomplete application
 - Required to notify in writing within 30 business days of submittal
 - Does not count as one written report of deficiencies





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Public Chapter 1044

Effective Date: January 1, 2027

Requires all local governments to complete several tasks with regards to new development proposals



- Release of Bonds
 - Professional engineer performs an independent inspection and deems required work is complete, the local government must either:
 - Place release of a bond held for the development on the agenda within 120 business days
 - Provide written response as to why it is not released specifying the work required to be completed within 20 business days



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Public Chapter 1044

Effective Date: January 1, 2027

Staff Concerns

- **Two Review Limit:** Many issues may remain unaddressed when the project is placed on the Planning Commission agenda
- **Denial + 50% Refund / Conditional Approval:** Rewards substandard submittals after a maximum of two comment list of deficiencies
- **Planning Commission Impact:** The interpretation forces an approval with conditions or denial with 50% refund; reducing the Planning Commission of the ability to perform their job





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Public Chapter 1044

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Staff Concerns

- **Conditional Approval:** Extensive conditions list creates staff burden during construction process after Planning Commission approval
- **Application to Other Reviews:** Seemingly applies to building permits, grading permits, water/sewer plan review & site inspections
 - Hypothetically, if a builder fails a framing inspection twice for legitimate issues and not corrected by third inspection, is Codes required to approve work or refund half of the building permit?





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Public Chapter 1044

Effective Date: January 1, 2027

Staff Concerns

- **Independent Engineer Inspection:** Adds administrative workload; requires staff to either:
 - Confirm the inspection is correct
 - Respond to a report which has not historically been submitted





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Public Chapter 1044

Effective Date: January 1, 2027

Anticipated Changes

- **Current Process**
 - Staff provides two comment lists through the Planning Commission review process
 - Projects not ready will withdraw and resubmit the following month, which may still occur
 - Some applicants may remain on the agenda, after the bill passes, hoping for conditional approval. If denied they would receive 50% of their application fee back
- **Placed on agenda within 60 business days of submission**
 - Consideration of moving submittal deadline back
 - More staff review time
 - Ensure completeness of review



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Landscape Discussion Topics

Preservation

- What does preservation look like?
- How to achieve?
- Heritage trees

Species

- How to diversify the site to not become a monoculture?
- Less susceptible to disease or infections

Existing Canopy

- What percentage is appropriate to be preserved based on the existing tree canopy cover?

Buffers

- Utility buffers
- Perimeter buffers
- Stream conservation buffers
- Adjacent property having a buffer

Additional Requirements

- What do we want the finished development to look like?
- Both residential and non-residential development

Takeaways

- Preservation or progress
- Tradeoffs exist
- Broad – Exercise to narrow down
- No “one size fits all” model



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Tree Ordinance & Landscaping

Environmental Survey

Any lot over 1 acre shall be surveyed for an environmental inventory

- Significant natural areas
- Sensitive wildlife habitat
- Wetlands & waterways
- Existing vegetation

Buffer

Minimum 20' buffer shall be preserved if possible and if present prior to development around the perimeter of development, with exception of roadways

If no vegetation exists in this area, or is removed as part of site preparation, it shall be planted in accordance with perimeter buffer requirements following completion of the dwellings abutting the adjacent property.

Heritage Trees

Trees often recognized for its age, size, unique form, or strong connection to local history, important people, or cultural events

- $\geq 24"$ DBH – Protect – Incorporate into common/open spaces
- Large – Hardwood Species = 60–100' tall
- Conifers – Softwood Species = 80–150' tall
- Urban/Street Trees = 50–80' tall
- $> 18"$ DBH (ESO)





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Tree Ordinance & Landscaping



Species

Native Species to Middle Tennessee

Approved list of species

- No more than 20% of tree or shrub species may be of one species
- No more than 30% of one genus per species
- Removal of any invasive species



Utilities

- If utilities are installed within a buffer, parallel to the buffer, additional width shall be added to the buffer equivalent to the amount occupied by utility lines and any associated easements
- A path cleared by utility installation, after landscaping has been previously installed, shall be replaced with plant materials consistent with the removed species

Applicable to both residential & non-residential developments



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Tree Ordinance & Landscaping

Buffers

Species	Quantity per 100 Feet	Requirements
Canopy	3 / 1	2" – 2 1/2" Caliper Min.
Evergreen	6 / 6	6'-8' Height
Shrubbery	20 / 10	3 Gallon Min.

Full / Easement Present
Shall be offset rows

Preservation

Canopy Cover Pre-Development	Residential	Non-Residential
80% – 100%	30%	15%
60% – 79%	36%	18%
40% – 59%	45%	22%
20% – 39%	48%	24%
19% or Less	54%	26%

Water Quality Buffer Zones count towards percentage preserved



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Tree Ordinance & Landscaping

CURRENT REQUIREMENTS

- Street Trees – No more than 40' apart
- Arterial streets – 3 – 3 ½" caliper minimum
- Collector & minor streets – 2 – 2 ½" caliper minimum
- Industrial – At least 8% VUA landscaped
- Commercial & Multi-family – At least 10% VUA landscaped
- 25% ornamental maximum

Blue Text = Existing

RESIDENTIAL

- Minimum 15% gross acreage set aside as open space – *PRD requirement*
- Perimeter buffer regardless of neighbor – R-1 & RM only required for PRD
- Buffer per 100 linear feet
 - Back: Canopy tree: 3
 - Middle: Evergreen tree: 6
 - Front: Shrubs: 30
- Perimeter buffer not required if existing vegetation is preserved in buffer area
- Lots less than 20,000 sq. ft. – One 3" caliper tree
- Lots over 20,000 sq. ft. – One 3" caliper tree first 20,000 sq. ft. + one 3"/each additional 10,000 sq. ft.

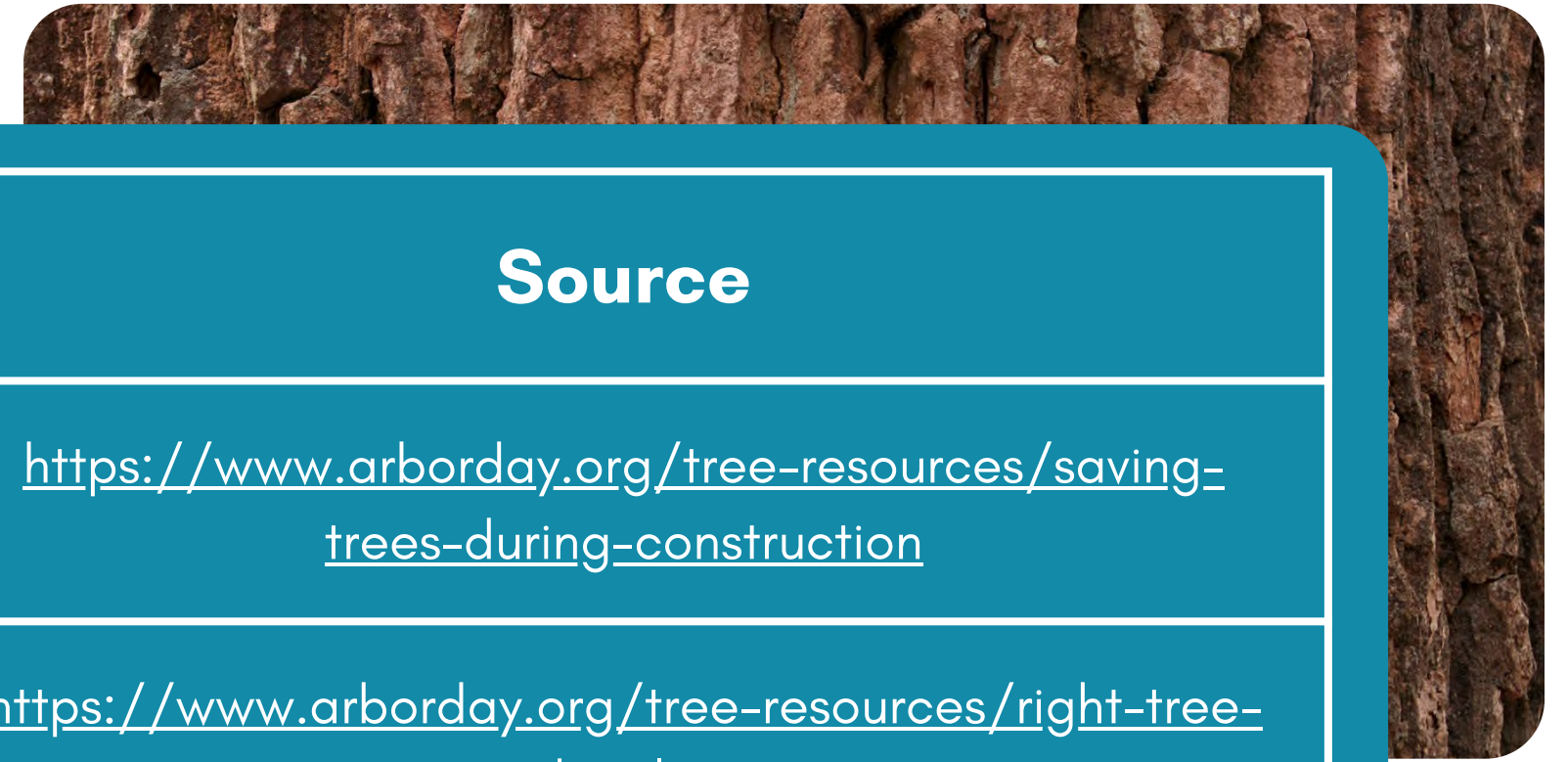
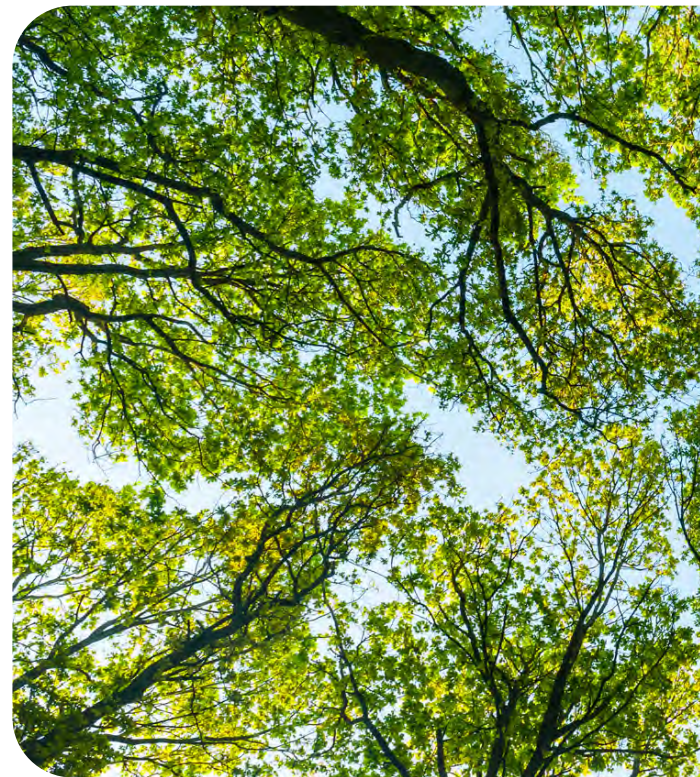
NON-RESIDENTIAL

- 4" caliper – 10% minimum
- 3" caliper – 15% minimum
- 2 ½" caliper – 75% maximum
- 30 shrubs / acre – 18" minimum spread
- 1.5+ acre property requires irrigation for landscaping



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Tree Ordinance & Landscaping



Content	Source
Saving Trees During Construction	https://www.arboday.org/tree-resources/saving-trees-during-construction
Right Tree Right Place	https://www.arboday.org/tree-resources/right-tree-right-place https://utia.tennessee.edu/publications/wp-content/uploads/sites/269/2023/10/SP511.pdf
Conservation Buffers for Streams	https://www.arboday.org/tree-resources/how-plant-conservation-buffers-streams
Native Species	https://tnps.org/wp-content/uploads/2022/10/landscaping-mid-tn.pdf
Invasive Species	https://www.tn.gov/protecttnforests/invasive-plants.html

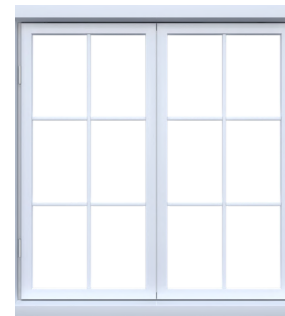


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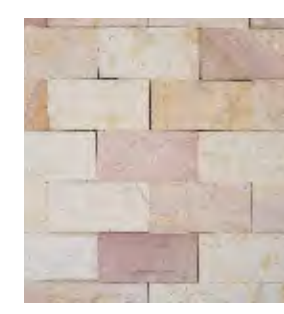
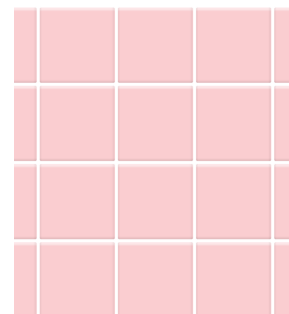
Commercial Exterior Building Materials

Category	Materials
Primary	Brick, Stone, Glass/Glazing
Secondary	Tile, Stucco, EIFS, Fiber Cement, Ground Face Masonry
Accent	Block, Metal, Vinyl, Any Other Material

Primary



Secondary



Accent





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Commercial Exterior Building Materials

For Consideration



Thin Brick

Delamination
/ Falling Off

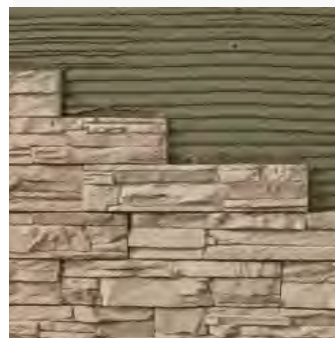
Allow as accent
only – above
bottom 3'



Brick

None

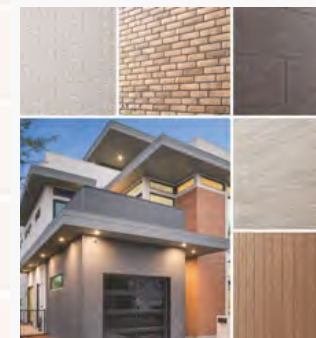
Preferred
primary material



MSV (Faux Stone)

Fading,
Moisture, Pop
Off

Allow as accent
only – above
bottom 3'



Nichiha Siding

Gasket failure
Cementious
product

Allow as primary material
if mechanically fastened /
rainscreen system