

RESOLUTION 2022-16

A RESOLUTION AMENDING THE "ZONING RESOLUTION OF JEFFERSON COUNTY, TENNESSEE" BY DEFINING, PERMITTING, AND REGULATING CRYPTOCURRENCY MINING FACILITIES IN THE I-3 ZONING DISTRICT OF JEFFERSON COUNTY, TENNESSEE

WHEREAS, the Jefferson County Board of Commissioners, in accordance with Section 13-7-105 of the Tennessee Code Annotated, may amend the zoning "Zoning Resolution of Jefferson County, Tennessee"; and

WHEREAS, the Jefferson County Regional Planning Commission, Dandridge Regional Planning Commission, Jefferson City Regional Planning Commission, and White Pine Regional Planning Commission have reviewed and made recommendations regarding the proposed amendment of the "Zoning Resolution of Jefferson County, Tennessee."

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Jefferson County, Tennessee:

Section 1. Article 5 is hereby amended by adding the following definitions:

Cryptocurrency. Cryptocurrency is a digital currency designed to work as a medium of exchange through a computer network that is not reliant on any central authority, such as a government or bank, to uphold or maintain it. (Wikipedia)

Cryptocurrency Mining. Cryptocurrency mining is the process of using specialized computer equipment in the process of creating new coins in the blockchain by solving complex computations.

Section 2. Article 7, is hereby amended by adding Section 7.17. as follows.

7.17. Development Standards for Cryptocurrency Mining Facilities Cryptocurrency Mining Facilities shall meet the following requirements.

A. Minimum Lot Size. Minimum lot size is eight (8) acres.

B. Written Assurance of Available Power. An official signed letter or similar written document from the power distributor is required in conjunction with the site plan. This letter/document shall assure that there is adequate available power for the Cryptocurrency mining facility.

C. Site Requirements. The site must be accessible by emergency vehicles and the company is responsible for providing necessary access, water, wastewater, energy and other needed services or facilities for its safe operation.

D. Site Plan Requirement. A site plan is required for any proposed Cryptocurrency Mining Facilities prior to the beginning of construction, in accordance with Section 6.6.

E. Building Setback Requirements. All buildings or facilities housing Cryptocurrency mining and related activities shall be set back from property lines a minimum of four hundred (400) feet.

F. Maximum Sound Level. The sound level may not exceed sixty (60) decibels at the property lines. Excess sound mitigation may be necessary to achieve this requirement.

G. Surety for Site Cleanup. A bond or other surety acceptable to the planning commission is required to ensure cleanup of the site once operations cease. The amount of the surety shall be based on a legitimate bid or estimate to remove all facilities and equipment from the site. Driveways and similar improvements may remain at the discretion of the planning commission.

H. Disposal of Debris/Equipment/Materials. The disposal of computers, equipment, building materials, and other debris shall go to a landfill or similar operation outside of Jefferson County.

Section 3. This resolution shall take effect from and after its passage, the public welfare requiring it.

Approved by the Jefferson County Regional Planning Commission: February 22, 2022.

Approved by the Dandridge Regional Planning Commission: April 12, 2022.

Approved by the Jefferson City Regional Planning Commission: March 28, 2022.

Approved by the White Pine Regional Planning Commission: March 15, 2022.

Public hearing held: July 11, 2022.

Date of Adoption by County Commission: 7/18/22, 2022.

Date Received by County Mayor: _____, 2022.

Votes:

16 Yes 1 Abstain

Attest:

Frank C. Healy Date: 7/19/22, 2022.
County Clerk

Approved:

Mark D. Roth Date: 7/19/22, 2022.
County Mayor

