



RESOLUTION _____

RESOLUTION TO AMEND THE BRADLEY COUNTY ZONING RESOLUTION TO ADD DEFINITIONS AND REGULATIONS PERTAINING TO CRYPTOCURRENCY MINING AND DATA CENTERS AND TO INCLUDE CRYPTOCURRENCY MINING AND DATA CENTERS AS A USE PERMITTED IN THE I-1 GENERAL INDUSTRIAL DISTRICT

WHEREAS, the Bradley County Regional Planning Commission has recommended an amendment to the Zoning Resolution of Bradley County, Tennessee that will add definitions and regulations pertaining to cryptocurrency mining and data centers and to include cryptocurrency mining and data centers as a use permitted in the I-1 General Industrial District on January 15, 2026.

WHEREAS, the Bradley County Commission has authority, pursuant to Tennessee Code Annotated §§ 13-7-101 through 13-7-115, to provide for the establishment of zones in portions of Bradley County outside the limits of cities; and

WHEREAS, notice was published in a newspaper of general circulation in Bradley County notifying the citizens of Bradley County of this proposed amendment and a public hearing on this amendment was held on April 20, 2026, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the County Legislative Body of Bradley County meeting in session at Bradley County, Tennessee, on the 16th day of February, 2026 that Article II, Definitions and Terms of the Zoning Resolution of Bradley County, Tennessee regarding Definitions and Terms be amended to add a new definitions pertaining to Cryptocurrency Mining and Data Centers, Article III, General Provisions be amended to add regulations and requirements for Cryptocurrency Mining, and Article V, District Descriptions be amended to allow Cryptocurrency Mining and Data Centers as a Use Permitted in the I-1 General Industrial District as set forth in the attached sections.

BE IT FURTHER RESOLVED that Article II, Article III and Article V of the Bradley County Zoning Resolution be amended to add cryptocurrency mining definitions and regulations.

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption, the public welfare requiring it.

Adopted this 16th of February, 2026

APPROVED:

Tom Crye, Chairman

ATTEST:

Donna A. Simpson, County Clerk

RATIFIED OR VETO: _____

D. Gary Davis, County Mayor

Article II Definitions of Terms

78. Cryptocurrency. “Cryptocurrency” means a digital currency in which encryption techniques are used to regulate the generation of units of currency and verify the transfer of funds, operating independently of a central bank. Bitcoin is the most common example of cryptocurrency.

79. Cryptocurrency Mining. The operation of specialized computer equipment for the purpose of mining one or more blockchain-based cryptocurrencies, such as Bitcoin. This activity typically involves the solving of algorithms as part of the development and maintenance of a blockchain which is a type of distributed ledger maintained on a peer-to-peer network. Typical physical characteristics of cryptocurrency mining include specialized computer hardware for mining operations as well as equipment to cool the hardware and operating space. For the purposes of the associated regulations, cryptocurrency mining does not include the exchange of cryptocurrency or any other type of virtual currency nor does it encompass the use, creation, or maintenance of all types of peer-to-peer distributed ledgers. This definition applies to large industrial-scale mining operations that are run by companies, corporations, or high-net-worth individuals (HNWIs). This definition does not apply to individual retail miners who mine crypto from home.

80. Data Center. a dedicated physical facility housing vast amounts of IT infrastructure —servers, storage, and networking gear—to centralize an organization's data storage, processing, and distribution, providing secure, reliable environments with backup power and cooling for critical applications and digital services.

A. AI Data Center: a specialized facility built for the intense computational needs of artificial intelligence, featuring high-performance hardware like GPUs and TPUs, ultra-fast networking, massive storage, advanced cooling, and huge power supplies to train and run complex AI models, processing vast amounts of data much faster than traditional centers.

B. Server Farms or Server Cluster: a large collection of interconnected computer servers working together in a centralized facility (like a data center) to handle massive amounts of data and computing tasks, providing services exceeding what one machine could manage, essential for powering websites, cloud services, and big data analytics with load balancing and redundancy.

Article III General Provisions

26. Cryptocurrency Mining and Data Centers. It is the intent of this section to establish reasonable and impartial regulations for Cryptocurrency Mining and Data Centers within the zoning districts of Bradley County.

- A. The site shall not be less than 5 acres in size and not located adjacent to an R-1 or R-2 Zoning District.
- B. All screening requirements in Article III, General Provisions, Section 13 of the Bradley County Zoning Resolution shall be required. A sound limit emitted from the operation as measured at the property lines shall not exceed 60 decibels. Verification of the decibel levels shall be provided to the Bradley County Planning and Inspections Office.
- C. A site plan shall be required in compliance with Article III, General Provisions, Section 13 of the Bradley County Zoning Resolution.
- D. Verification must be provided that all electronic waste generated at the cryptocurrency mining operation will be handled by a licensed electronic waste recycling firm.

- E. The use of cargo containers, railroad cars, semi-truck trailers and other similar storage containers for any component of the operation is strictly prohibited. Specialty noise reducing structures purposefully designed to accommodate the operation may be utilized so long as the structures are located within an enclosed noise reducing barrier.
- F. Prior to issuance of a permit, the applicant shall provide written verification from the public electric utility provider that the utility provider has calculated the potential electrical consumption of the proposed use and has verified the utility supply equipment and related electrical infrastructure is sufficiently sized and can safely accommodate the proposed use.

Article V
District Descriptions

SECTION 5.08. GENERAL INDUSTRIAL DISTRICT (I-1)

- 1. **INTENT.** It is the intent of this district to establish industrial areas along with open areas which will likely develop, in a similar manner. It is the intent that permitted uses be conducted so that the noise, odor, dust, and glare of each operation are kept to a minimum. The industrial district is established to provide areas in which the principal use of land is for manufacturing and assembly plants, processing, storage, warehousing, wholesaling, and distribution.
- 2. **USES PERMITTED.** Within the I-1 District, as shown on the Zoning Map of Bradley County, Tennessee, the following uses are permitted.
 - g. Cryptocurrency Mining
 - h. Data Center