



MEMO

TO: MEMBERS OF THE METRO PLANNING COMMISSION

FROM: METRO NASHVILLE PLANNING DEPARTMENT – Dustin Shane, AICP

SUBJECT: ITEM 2 – Clarification on Data Center Definition in the Moratorium and Council Sponsor

DATE: June 25, 2025

Following publication of the June 25, 2025, MPC staff report for Item 2 (BL2026-1448), staff identified a needed clarification regarding how data centers are defined within Section 2 of the moratorium. The definition there references the five types of data centers that are defined in BL2026-1391, as well as “server rooms,” which are also defined in that legislation. Were the moratorium to be approved before BL2026-1391, these terms would not have codified definitions. Therefore, staff is modifying the proposed substitute to remove the five categories of data centers and to add the definition of server room to the moratorium bill. Section 2 of the bill will appear now as below:

Section 2. That for the purposes of this ordinance, a “data center development” shall include any development including a physical room, building, or facility primarily used for housing and operating computer systems and associated equipment, including servers, data storage and processing systems, and accessory infrastructure such as cooling systems, power generators, electrical substations, and network hardware. ~~Data center includes “data center accessory”, “data center small”, “data center medium”, “data center large”, and “data center campus”.~~ The square footage of a data center shall include the total square footage of each floor in the data center development, the square footage of any supporting uses, and the square footage of any additional exterior equipment, such as substations, electrical yards, mechanical yards, and all other exposed equipment, located within the property boundaries. A “server room” shall not be considered a data center. A collection of computer work stations configured solely for use by a principal use shall not be considered a data center.

“Server room” means a dedicated closet or room containing servers and/or other computer equipment that is less than 500 square feet in size and that is located within and supports functions of a principal use and relies on the principal use’s existing HVAC and electrical supply.

Additionally, in the staff report for this item, Councilmember Rollin Horton was listed as a cosponsor of the legislation. He is not, and so the staff report and agenda have been updated to remove his name.

Staff recommendation of approval with a substitute still applies.