

Data Centers in Tennessee

Scott Banbury, Conservation Director
Tennessee Chapter of the sierra club



www.datacentermap.com

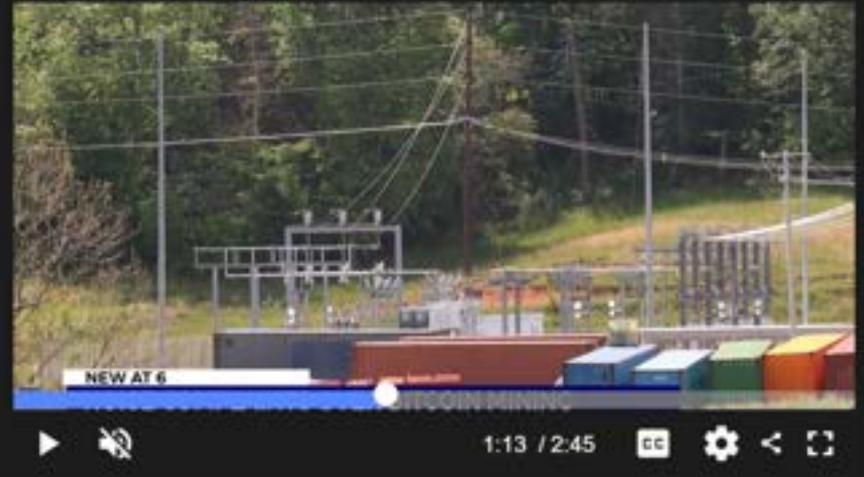
LOCAL

Noisy 'mining' operation leaves Brightridge facing 'bit' of a conundrum

by: [Jeff Keeling](#)

Posted: May 17, 2021 / 07:00 PM EDT

Updated: May 18, 2021 / 10:40 AM EDT



May 2021

LOCAL

BrightRidge offered Bitcoin mine operator \$100,000 incentive, said noise wouldn't be issue

by: [Jeff Keeling](#)

Posted: Jun 28, 2021 / 06:29 PM EDT

Updated: Jun 29, 2021 / 07:25 AM EDT

Planning Request - A-1 to A-3
1444 Bailey Bridge Rd, Limestone, TN 37081
Tax Map 94, Parcels 52.02 (Portions) & 52.05, 2nd Civil District

Petitioner/Owner: Bright Ridge
Agent: Sam Ford

Size: 27 acres

Current Land Use: Vacant (Utility sub-station)
Proposed Land Use: Utility (addition of block chain data center & solar farm)

Current Zoning: A-1, General Agriculture
Requested Zoning: A-3, Agriculture Business

Surrounding Zoning		Surrounding Land Use	
North:	A-1, General Agriculture, and R-1, Low Density Residential	Single-family residential and agriculture	
South:	A-1, General Agriculture	Single-family residential and agriculture	
East:	A-1, General Agriculture	Agriculture	

NEW AT 6

ADDRESSING NOISE BITCOIN MINING

0:30 / 2:19

2024 Blockchain Basics Act

[SB 2370](#) by Watson

[HB 2309](#) by Vaughan

AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 45; Title 47; Title 48 and Title 67, relative to digital assets. Computers and Electronic Processing - As introduced, establishes the "Blockchain Basics Act." - Amends TCA Title 5; Title 6; Title 7; Title 13; Title 45; Title 47; Title 48 and Title 67.

[Bill Text](#) and [Fiscal Note/Summary](#) [Legal Summary](#)

[Amendment 014072](#) [Supplemental Note](#)

[Amendment 014403](#) [Supplemental Note](#) ADOPTED

[Amendment 014781](#) [Supplemental Note](#)

[Amendment 015496](#) [Supplemental Note](#)

[Watch in House Business & Utilities Subcommittee on Feb 27, 2024](#)

[Watch in House Commerce Committee on Mar 5, 2024](#)

[Watch in House Commerce Committee on Mar 19, 2024](#)

SENATE: Assigned to General Subcommittee of Senate Commerce and Labor Committee

HOUSE: Taken off notice for cal. in Commerce Committee

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FREE WITH SIGN-UP

FOOD NEWS

Elon Musk ate challah French toast in Memphis. But where?

By [Christin Yates](#), Special to The Daily Memphian

Updated: June 05, 2024 7:10 PM CT | Published: June 05, 2024 3:38 PM CT







Steve Jones/
Southwings



Steve Jones/
Southwings



Steve Jones/
Southwings



Steve Jones/
Southwings

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REAL ESTATE

XAI building new data center in Whitehaven

By [Sophia Surrett](#) and [Samuel Hardiman](#), Daily
Memphian

Updated: March 07, 2025 6:29 PM CT | Published: March 07, 2025 12:00 PM

CT



xAI is building a new facility in Whitehaven March 18, 2025, (Patrick Lantrip/The Daily Memphian)



MODELING PROTOCOL

Greenfield Simple Cycle Combustion Turbine Project

**CTC Property LLC
Tulane Road**

Prepared by:

TRINITY CONSULTANTS

1701 Centerview Drive
Suite 109
Little Rock, AR 72211
(501) 225-6400

March 2025

Project 250401.0056



1. INTRODUCTION

CTC Property LLC "CTC" is proposing to construct and operate a data center that will be located at 5420 Tulane Road, Memphis, Shelby County, Tennessee. This will be a grass roots operation and facility. The proposed facility will produce its own electricity for sale and will include simple cycle combustion turbines (CT) and supporting equipment. Two (2) turbine models will be used for the site, the Solar PGM-130 and Solar Titan 350. The CT units will fire natural gas as the only fuel. The combination of turbines will generate a base load rating of approximately 1.56 gigawatts (GW). The proposed project will require a Prevention of Significant Deterioration (PSD) permit as a major modification to a new source. Project-related emissions are anticipated to exceed the PSD significant emission rate (SER) thresholds for filterable particulate matter (PM), total particulate matter with an aerodynamic diameter of 10 microns or less (PM_{10}), total particulate matter with an aerodynamic diameter of 2.5 microns or less ($PM_{2.5}$), nitrogen oxides (NO_x), volatile organic compounds (VOC), sulfur dioxide (SO_2), carbon monoxide (CO), and greenhouse gases (GHG) in terms of carbon dioxide equivalents (CO_2e) and therefore require a PSD air quality/dispersion modeling analysis.

Elon Musk's xAI could power Memphis data center from Mississippi

By Samuel Hardison, Daily Memphian

Updated: May 16, 2025 9:14 AM CT | Published: May 15, 2025 6:59 PM CT



Trucks observed on 2987 Stateline Road, which shares a border with 2875 Stanton Road S. in Southaven, Mississippi. (Mark Weber/The Daily Memphian)



For weeks, The Daily Memphian has observed workers go south along Tulane Road from xAI's second Memphis site to several locations in Southaven along Tulane Road and Stanton Road and then back north again. (Courtesy Google Maps)





Mt. Joyner MB Church Cemetery

TitleMax Title Loans

Winfield Rd

Eason Ave

Barnock St

Windsor Rd

Windsor Rd

Windsor Rd

Tulane Rd

XAI Colossus 2 supercomputer cluster

Church of God

Dr. Be J

61

TENNESS

MISSISSIPPI

Forest Dr

SouthPoint Church

Stateline Rd W

Stateline Rd W

JLondon Boutique Recently viewed

Stateline Rd W

Stateline Rd W

The

Ofalarun Eleme USA, Inc Bluff City Pallet

Stateline Rd

Veterans Dr

U.S. Hwy 51 W

Choice Towing

Gline Tours, Inc

Southaven Training Center

Desoto Co Animal C

Southpark G Apar

Charleston Dr

Cedarhurst Dr

Boonville Dr

Whitehead Dr W

Conerly Dr S

Musk to ship overseas power plant to Memphis to energize Colossus

Grok Confirms Plans to Increase Power to xAI



The world's richest man confirmed he's shipping an entire power plant across the globe to Memphis.

By [Joyce Peterson](#)

Published: Jul 7, 2025 at 11:06 PM CDT



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County Establishes 5,000-foot Distance Requirements for Land Uses Such as Quarries, Cryptocurrency Mining, Landfills, and Others Under County Powers Act

October 29, 2024

By: Dwayne Page

County residents in favor of regulations to prohibit land uses such as rock quarries and cryptocurrency mining operations from locating near their homes have reason to be pleased today.

Johnson City commissioners pass zoning changes that restrict data centers to I-2 district

by Marrah Ste. Marie | Thu, June 5th 2025 at 11:30 PM

Updated Fri, June 6th 2025 at 4:33 PM



LOCAL

Bitcoin miner eyeing Mountain City for new location

by: [Jeff Keeling](#)

Posted: Apr 29, 2025 / 05:32 PM EDT

Updated: Apr 29, 2025 / 06:37 PM EDT



0:22 / 0:46



LOCAL

Mountain City leaders nix rezoning for Bitcoin facility

by: [Jeff Keeling](#), [Brody Wilson](#)

Posted: Aug 13, 2025 / 08:28 AM EDT

Updated: Aug 13, 2025 / 06:43 PM EDT

PROPOSED BITCOIN MINE NOT APPROVED MOUNTAIN CITY, TN

- PASSED FIRST READING
- FACED HEAVY BACKLASH FROM COMMUNITY
- FAILED TO PASS AT SECOND AND FINAL READING



0:17 / 2:09





Today's Paper

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TVA faces 11K megawatts request by AI data centers, crypto

July 12, 2025 by Daniel Dassow



 1 Comment

Mar 24, 2025

Contact: Scott Fiedler

Share this Story



Release Summary

- TVA is proposing to unleash American energy by sourcing reliable, low-cost energy directly from qualified businesses to enhance grid resiliency.
- TVA, in partnership with local power companies, would help qualified businesses build backup generation that TVA could then use to help balance the load on the TVA transmission grid during times of high demand.
- Comments will be accepted through April 17, 2025.

TVA would partner with multiple vendors through a qualified resiliency network to provide backup generation in the form of on-site modular natural gas units or battery energy storage systems (BESS) to improve commercial resiliency for qualified customers. Additionally, TVA would enter into a single Power Purchase Agreement (PPA) with a vendor to have control or dispatch rights to the units when not in use for a qualifying resiliency event. Each host site would contain natural gas units or BESS that would generate about 100 kilowatts (kW) up to 25 megawatts (MW) of power. This PEA establishes general siting and environmental criteria to ensure that installations do not cause greater impacts than those addressed in this PEA.

RESILIENCE 360° PROGRAM
FINAL PROGRAMMATIC ENVIRONMENTAL ASSESSMENT

TVA Power Service Area

PEAX-455-00-000-1736528856

Prepared by:
TENNESSEE VALLEY AUTHORITY

August 2025

**Scott Banbury, Conservation Director
Sierra Club Tennessee**

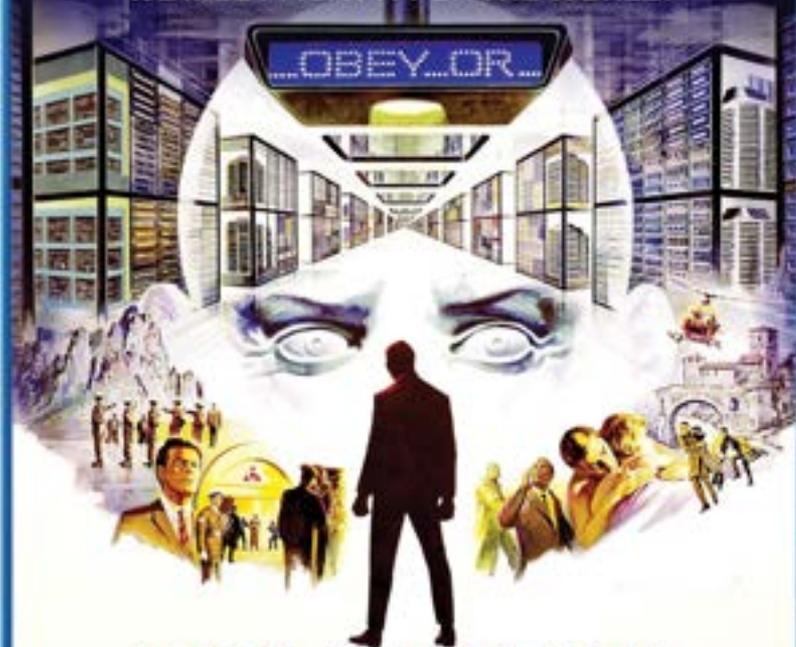
901-619-8567

scott.banbury@sierraclub.org

<https://www.sierraclub.org/tennessee>



WE BUILT A SUPER COMPUTER
WITH A MIND OF ITS OWN AND NOW
WE MUST FIGHT IT FOR THE WORLD!



**COLOSSUS:
THE FORBIN
PROJECT**



**WHEN YOUR AI NEEDS JUICE,
JUST AIR-SHIP A WHOLE
POWER PLANT.**

THANKS, ELON





134



68°F
N 35° 3' 43.1"
W 90° 9' 8.6"

20:02

FLIR

2025-05-13 72.4



Data Center Subsidies in Tennessee

Kasia Tarczynska, Senior Research Analyst
kasia@goodjobsfirst.org

Good Jobs First
goodjobsfirst.org

September 10, 2025
LWVTN

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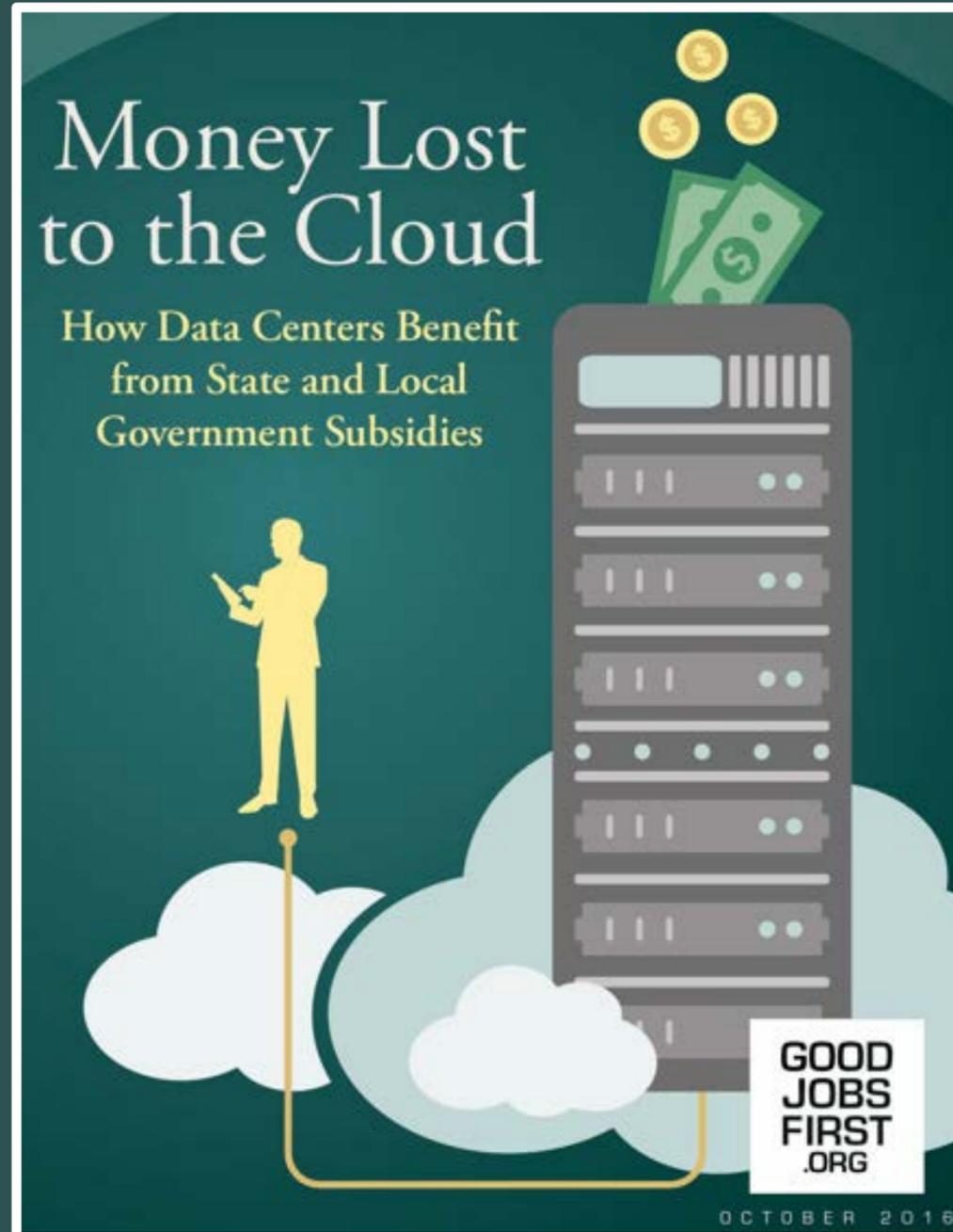
Who We Are

GOOD JOBS FIRST: a national nonprofit promoting corporate and government accountability in economic development. We:

- **Push** for transparency in the use of economic development incentives
- **Agitate** for economic development reforms
- **Reveal** corporate misconduct

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Tracking data center subsidies since 2016



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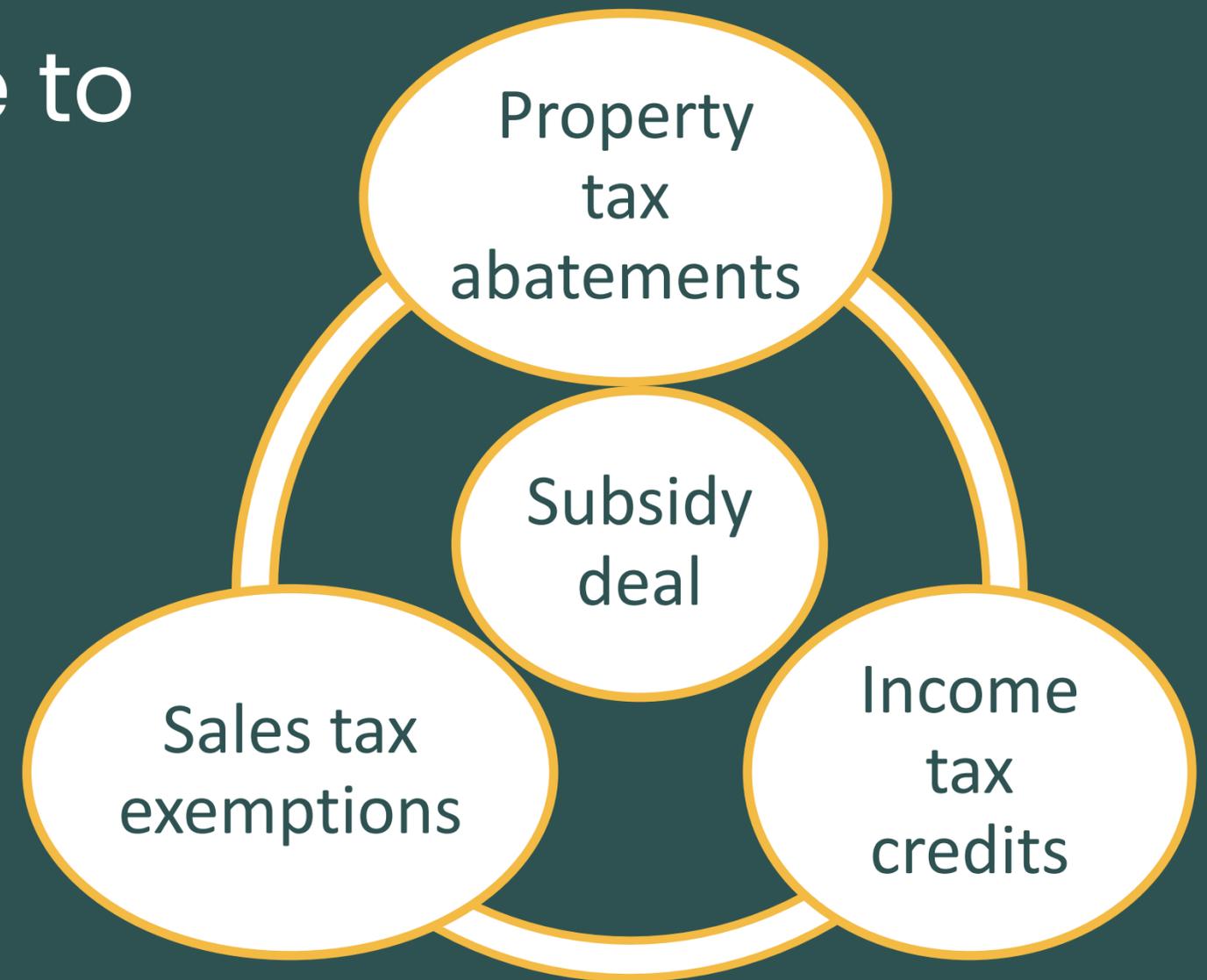
Incentive definition

- A taxpayer investment for something that should happen
- But isn't happening
- And won't happen, until public dollars reduce private risk

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What are subsidies?

- Public financial assistance to individual companies.
- Biggest \$ are tax breaks.
- Big deals get multiple subsidies.



Property tax abatements in Tenn.

PILOTs: Payment in Lieu of Taxes



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Meta in Tenn. lack of transparency

From Good Jobs First's Subsidy Tracker database:

Gallatin's 20-year PILOT agreement with Woolhawk LLC (Meta):

<u>COMPANY</u>	<u>PARENT</u>	<u>LOCATION</u>	<u>SUBSIDY SOURCE</u>	<u>YEAR</u>	<u>SUBSIDY VALUE</u>
Woolhawk LLC	Meta Platforms Inc.	Tennessee	local	2024	undisclosed
forms		Tennessee	local	2024	undisclosed
forms		Tennessee	local	2024	undisclosed
forms		Tennessee	local	2024	undisclosed
forms		Tennessee	local	2024	undisclosed
Woolhawk	Meta Platforms			2024	

RESOLUTION NO. R2005-24

RESOLUTION TO APPROVE PAYMENT IN LIEU OF TAX (PILOT) PROGRAM
ECONOMIC DEVELOPMENT INCENTIVE FOR **PROJECT WOOLHAWK**

WHEREAS, the Industrial Development Board of the City of Gallatin (the "Industrial Development Board"), is authorized under the provisions of Chapter 53, Title

Google in Caldwell County, NC:
\$73 million in subsidies v. \$5 million taxes paid

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Data center sales tax exemptions

Sales tax exemptions are most lucrative to data centers.

- State and local exemptions
- In Tenn. indefinite
- Uncapped



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Cloudy With a Loss of Spending Control:

How Data Centers Are Endangering State Budgets



APRIL 2025

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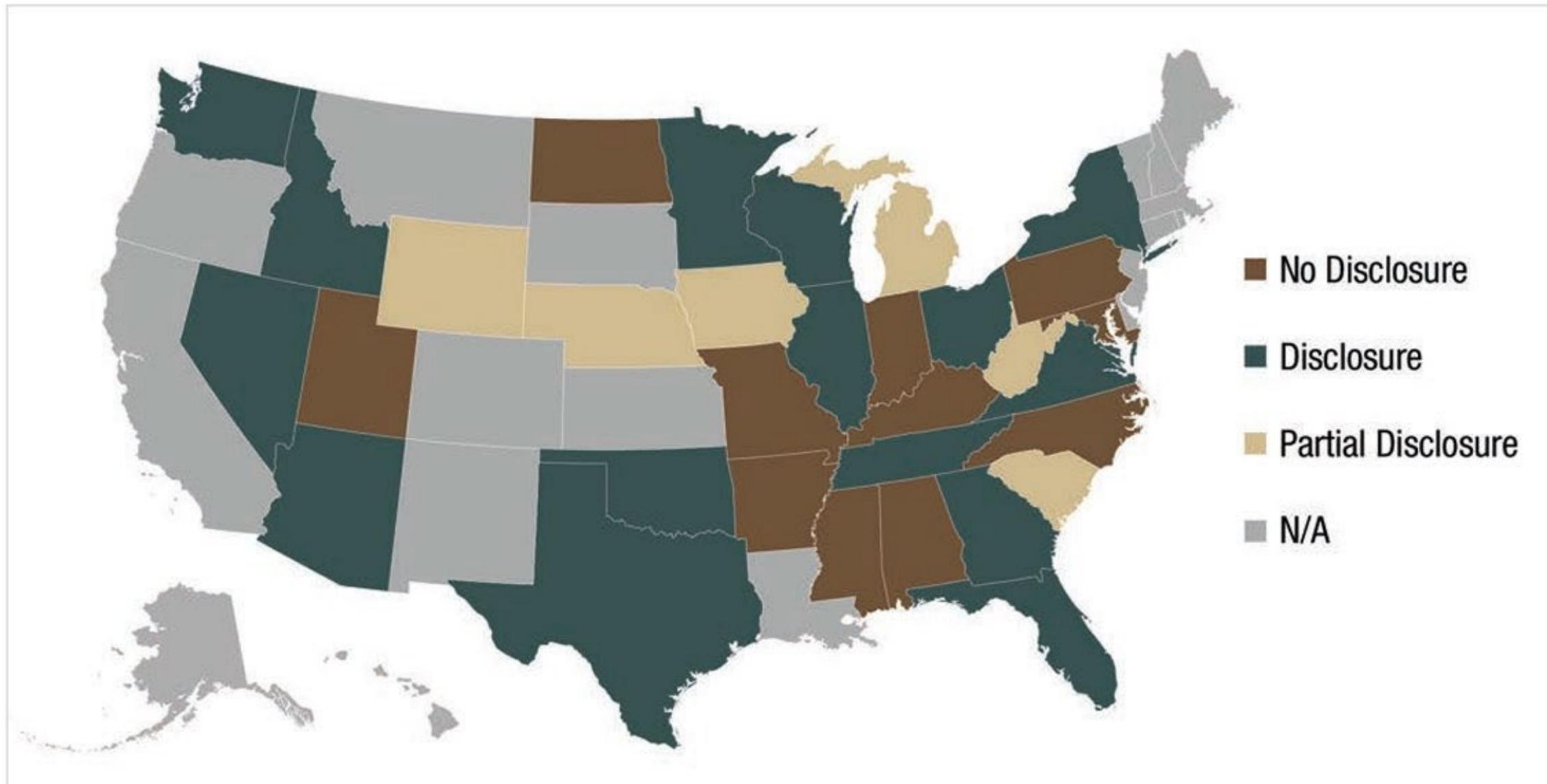
Tenn. has 10th highest cost

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State	Most recently reported cost	Year	Note
Texas	\$1,015,600,000	2025	Costs for two sales and use tax exemption programs that include exemptions on power purchase.
Virginia	\$732,800,000	2024	Includes only <i>state</i> sales tax exemptions from ACFRs. A one-time study of data centers in Virginia reported \$928.6 million in <i>state, local, and regional</i> sales tax exemptions in FY 2023, \$683 million being state loss.
Illinois	\$370,609,085	2023	Amounts of state and local exemptions reported by companies.
Georgia	\$296,000,000	2025	Estimates of state and local sales tax exemptions for two data center programs.
Iowa	\$151,100,000	2020	Costs of sales <i>and</i> property tax exemptions; estimates from before AI boom.
Nevada	\$139,968,442	2024	Costs of sales <i>and</i> property tax exemptions.
Ohio	\$127,400,000	2025	Sales and use tax exemptions.
Minnesota	\$114,200,000	2025	Sales and use tax exemptions.
Washington State	\$112,130,000	2025	State and local sales tax exemptions for two programs (urban and rural locations).
Tennessee	\$103,600,000	2025	State <i>and</i> local sales tax exemptions.

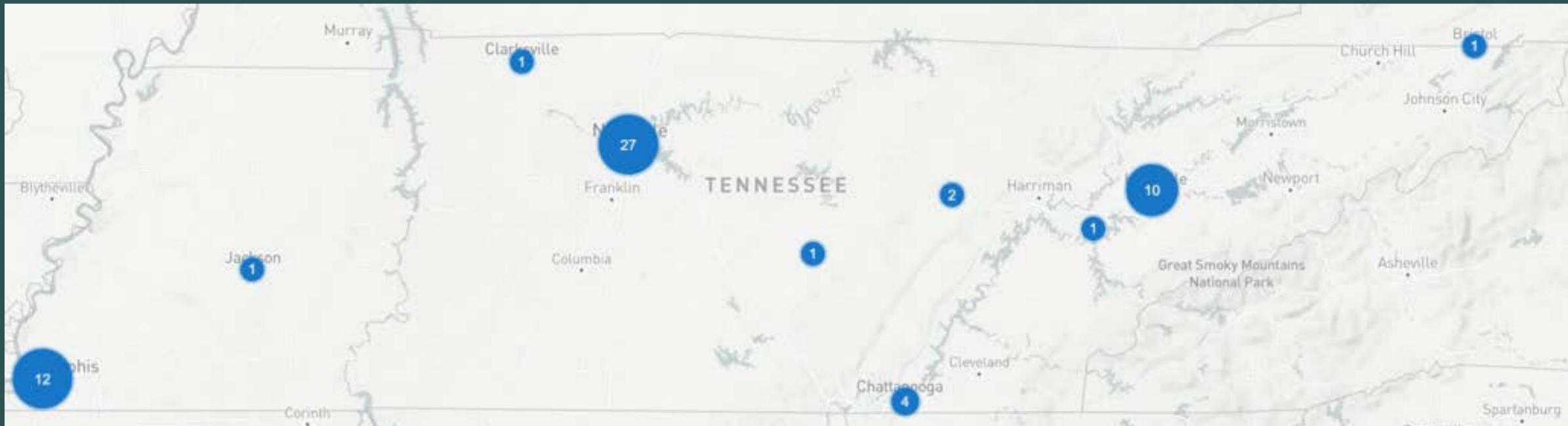
Lack of transparency

Figure 2: States With and Without Disclosure of Data Center Revenue Losses



Source: Good Jobs First.

But no data on recipients in Tenn.

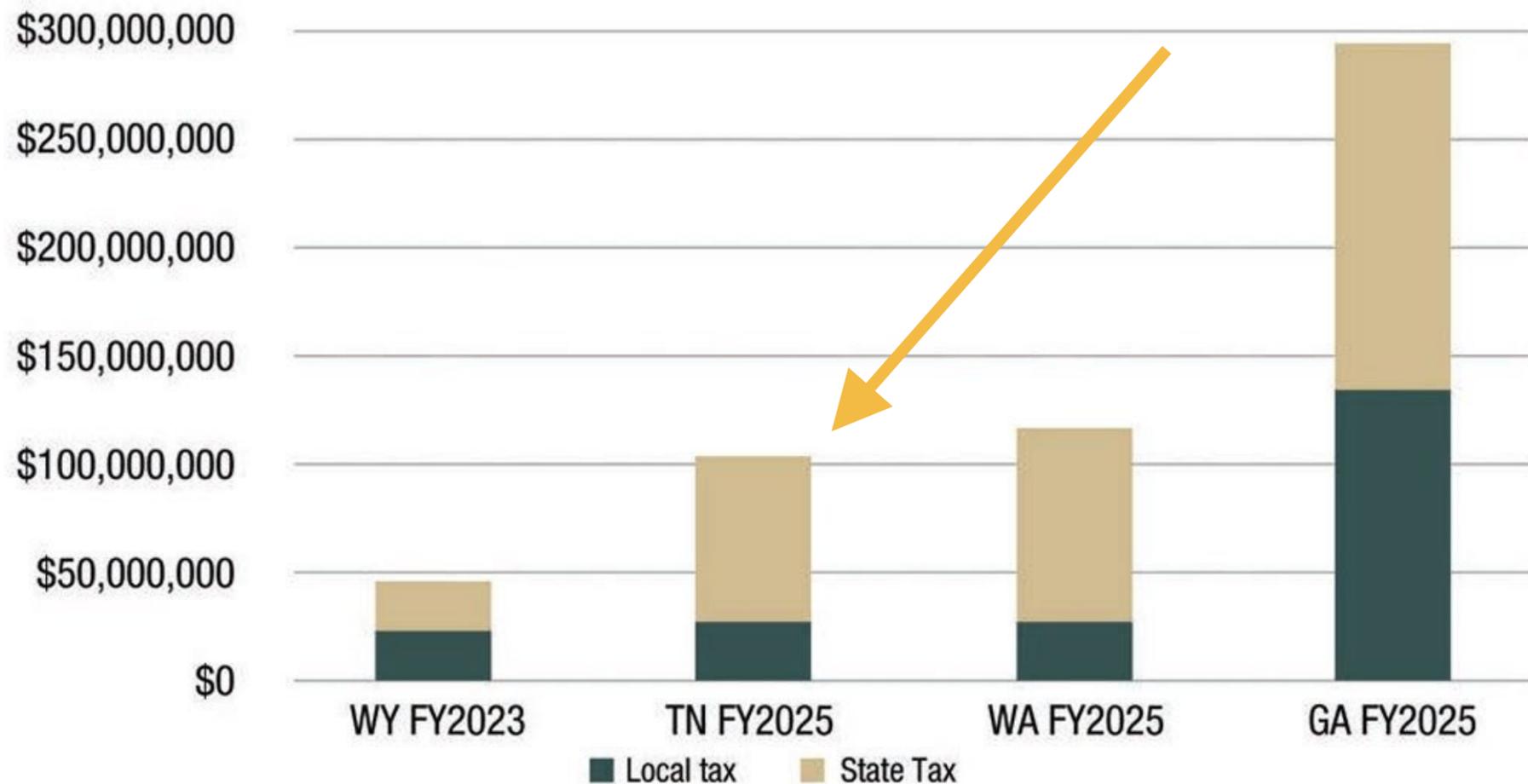


Market	Data Centers
Nashville	27
Chattanooga	4
Knoxville	10
Bristol	1
Jackson	1
Memphis	12
Lenoir City	1
McMinnville	1
Crossville	2
Clarksville	1
Total Data Centers:	60



Localities are losing revenue too

Figure 3: State and Local Foregone Revenue due to Data Center Incentives in Selected States



Tennessee Department of Revenue reports for FY 2025 the loss of:

\$77 million = state share
\$27.5 million = local share

Source: Wyoming's "Broadening of Sales Tax: Repeal of Exemptions and Taxation of Services," May 16, 2024; Tennessee's "Expenditures by Object and Funding by Source, FY 2025-2026"; Washington's "2024 Tax Exemption Study"; Georgia's "FY 2026 Tax Expenditure Report".

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Tax Abatement Disclosures

GASB Statement

No. 77 on

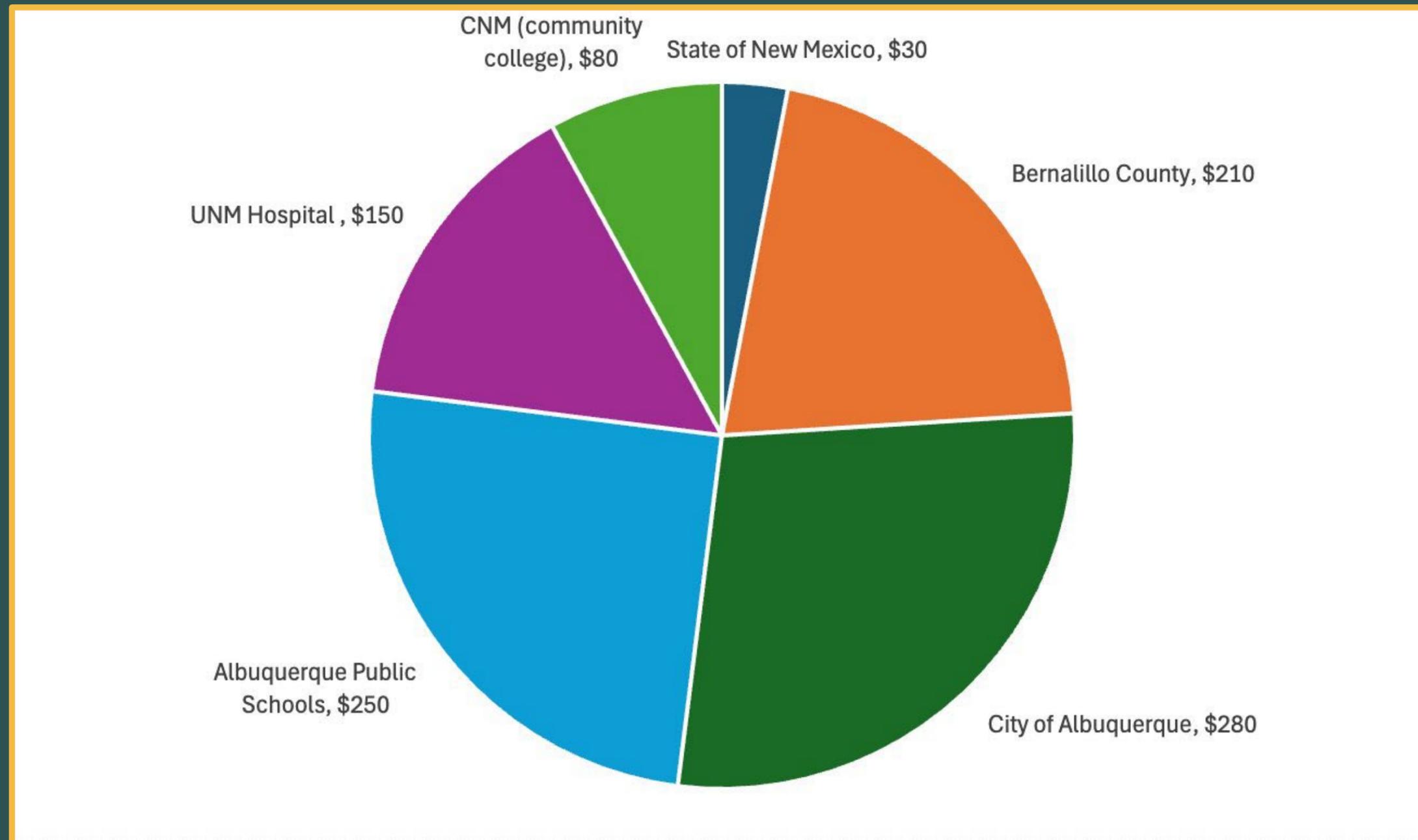
Tax Abatement Disclosures

=

active and passive disclosures of tax
abatement costs

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Active + Passive Disclosures



Source: Office of New Mexico State Auditor

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No disclosure in Tenn.

Q tax abate x 0 of 0

TENNESSEE
COMPTROLLER
OF THE TREASURY

ANNUAL FINANCIAL REPORT

Sumner County, Tennessee
For the Year Ended June 30, 2024

Q tax abate x 0 of 0

CITY OF GALLATIN, TENNESSEE
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED JUNE 30, 2024

GALLATIN
TENNESSEE
TRUE GRIT. AMAZING GRACE.

Meta officially launches Gallatin data center campus in Tennessee

Launches a year later than planned

November 15, 2024 By: Dan Swinhoe [Have your say](#)

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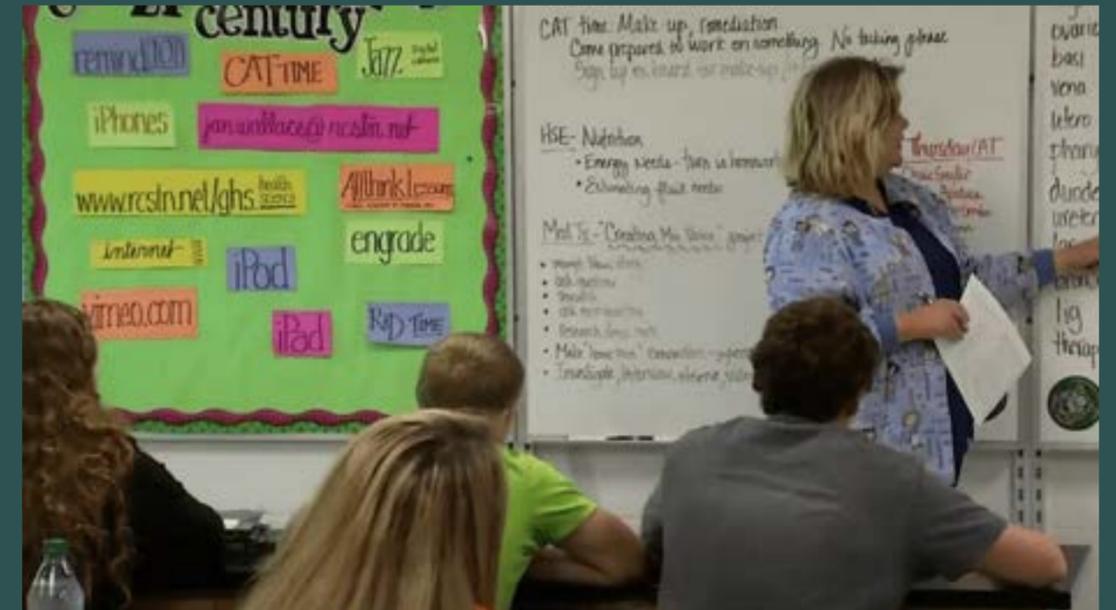
Real-life consequences

“The sales tax is Tennessee’s
principal source of state tax revenue
accounting for approximately
60% of all tax collections.”

Real-life consequences

\$103 million for data centers =

- 4 x Farmland Conservation Fund
- or
- 50% of K-12 Teacher Bonuses
- or
- Governor's Response and Recovery Fund



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Thank you!

Contact information:

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