

FAYETTE COUNTY
Committee Agendas
Monday, August 10, 2026 – 5:30 PM

Bill G. Kelley Criminal Justice Complex

Personnel - Not Meeting

Health & Welfare - 6:15 pm

1. Ambulance Report

Development - 7:00 pm

1. Airport Report
2. Public Works Board nominees
3. Moritorium Resolution for AI Data Centers
4. Yum Yum BESS Rezoning
5. Solar Regulations Amendments
 - Solar Farm - Work hour restrictions

	OUT OF AMBULANCES						
	2026-2027	OUT	NO AVAIL		2025-2026	OUT	NO AVAIL
	JULY	35	10		JULY	20	0
	AUGUST				AUGUST	12	2
	SEPTEMBER				SEPTEMBER	17	2
	OCTOBER				OCTOBER	16	2
	NOVEMBER				NOVEMBER	17	2
	DECEMBER				DECEMBER	22	2
	JANUARY				JANUARY	19	3
	FEBRUARY				FEBRUARY	15	5
	MARCH				MARCH	17	0
	APRIL				APRIL	13	4
	MAY				MAY	20	1
	JUNE				JUNE	33	2
						221	25

ZONE BREAKDOWN 2026-2027	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
DISTRICT 1 SOMERVILLE	112												112
DISTRICT 2 BRADEN	9												9
DISTRICT 3 PIPERTON	21												21
DISTRICT 4 OAKLAND	141												141
DISTRICT 5 GALLAWAY	24												24
DISTRICT 6 ROSSVILLE	34												34
DISTRICT 7 WILLISTON	19												19
DISTRICT 8 LAGRANGE	5												5
DISTRICT 9 MOSCOW	31												31
DISTRICT 10 WEST FAYETTE	27												27
DISTRICT 11 MACON	13												13
DISTRICT 12 NORTH FAYETTE	16												16
DISTRICT 13 NORTHEAST FAYETTE	8												8
DISTRICT 14 HICKORY WITHE	39												39
DISTRICT 15 STATION 15	12												12
DISTRICT 16	5												5
HARDEMAN COUNTY	1												1
SHELBY COUNTY	0												0
TIPTON COUNTY	0												0
OTHER/EXCEPTIONS	5												5
HAYWOOD COUNTY	0												0
Totals	522	0	0	0	0	0	0	0	0	0	0	0	522
ZONE BREAKDOWN 2025-2026	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
DISTRICT 1 SOMERVILLE	118	112	122	112	106	125	102	79	117	106	109	126	1334
DISTRICT 2 BRADEN	8	7	9	11	9	12	11	4	11	5	9	11	107
DISTRICT 3 PIPERTON	21	16	15	19	19	20	12	20	20	19	15	22	218
DISTRICT 4 OAKLAND	97	100	90	94	110	105	122	113	80	109	102	117	1239
DISTRICT 5 GALLAWAY	15	16	21	17	20	13	21	20	23	20	16	29	231
DISTRICT 6 ROSSVILLE	27	21	15	18	20	28	26	18	26	15	25	16	255
DISTRICT 7 WILLISTON	12	10	13	10	13	10	16	12	14	11	12	13	146
DISTRICT 8 LAGRANGE	8	7	4	6	3	4	4	9	7	6	7	6	71
DISTRICT 9 MOSCOW	25	33	36	22	26	35	31	21	30	24	31	37	351
DISTRICT 10 WEST FAYETTE	30	28	25	19	25	29	27	16	17	25	23	28	292
DISTRICT 11 MACON 1-EXCEPTION	17	13	17	8	21	16	17	24	22	22	27	12	216
DISTRICT 12 NORTH FAYETTE 1-EXCEPTI	9	17	14	17	18	18	24	10	10	12	9	17	175
DISTRICT 13 NORTHEAST FAYETTE	16	12	10	14	8	16	10	13	16	6	9	10	140
DISTRICT 14 HICKORY WITHE	35	31	38	37	32	43	27	31	25	29	41	34	403
DISTRICT 15 STATION 15	9	5	11	5	8	9	2	6	6	6	0	8	75
District 16	5	4	1	5	1	0	2	2	2	8	8	12	50
HARDEMAN COUNTY	0	0	0	2	2	1	0	3	1	3	0	0	12
SHELBY COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0
TIPTON COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0
OTHER/EXCEPTIONS	4	6	5	5	8	3	5	3	4	6	3	7	59
HAYWOOD COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	456	438	446	421	449	487	459	404	431	432	446	505	5374

County Commission Agenda

Airport Report

- ❖ EAA Summer Camp
- ❖ Flight School and Maintenance Hangar
- ❖ Memphis 99s
- ❖ Fuel Sales
- ❖ Traffic Count
- ❖ Ramp Space
- ❖ Tuskegee Airmen
- ❖ Thunder Over Fayette County Airshow

FYE
AUGUST 2026
NEWSLETTER

Hello, Fellow Aviators and Friends!

This is just a quick update regarding the events at the Fayette County Airport. I know the weather has been a challenge, but the recent cooler temperatures are really making us want to use our things with wings!

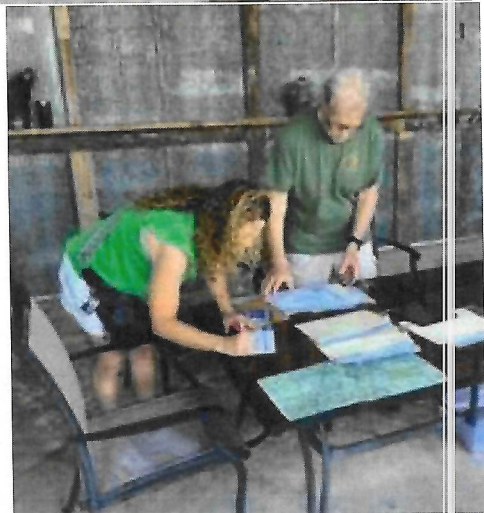
EAA SUMMER CAMP 2026

The 2026 EAA Summer Camp was a HUGE success with every camper having the opportunity to take part in the Young Eagles event. The Young Eagles event capped off a great week of hands-on education, and many kudos to the volunteers and teachers of this amazing event.



The leadership of our local EAA Chapter is already planning for the 2027 Summer Camp. It is their wish to expand the number of students and provide more information in all facets of the aviation spectrum.

If you are interested in becoming an EAA member, please come by the airport on the First Saturday of each month and participate in their meetings.



Our local chapter is very active within the aircraft homebuilding community and they are eager to share as much information as possible.

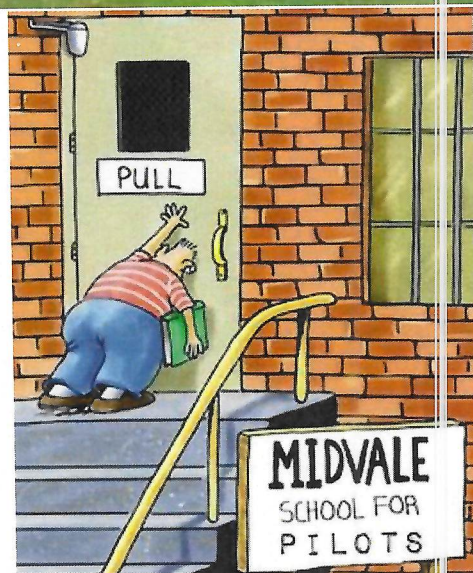
FLIGHT SCHOOL AND HANGAR GROUND BREAKING!

Okay.. I know I am reusing some old pictures of the Midvale School for Pilots, but it is important to share our progress regarding the new flight school and maintenance hangar.



As of today (August 4th), the contractor is planning on cutting in the footings for the foundation this week and hopes to have some concrete in place by the end of the month. They are planning on taking a brief hiatus while we host our 6th Annual Thunder Over Fayette County Airshow and resume with an anticipated completion date in December. Of course, all of this is based on supply chain continuity and weather.

Because of the construction of the new hangar, we are having to relocate a few airplanes to an area near the T hangars. This will be temporary in nature, and just as soon as we can accommodate more space, we can return them to their location on asphalt.



WRITTEN EXAMS!

I am very excited to share some news about two of our local pilot trainees! Recently, the youngest and, dare I say, the oldest employees of the Fayette County Airport traveled to Jackson, TN, to take their Private Pilot written exam. Both Dave Wilbur and Ian Richards now have 24 months to finish their Private Pilot training. Congratulations to these soon-to-be pilots.

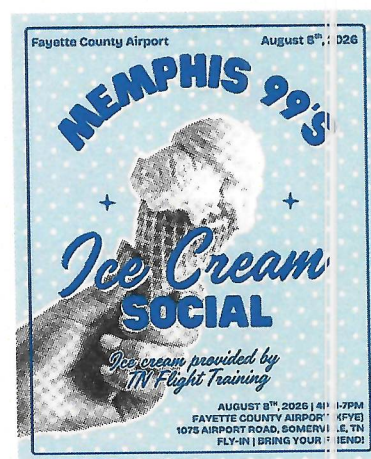
MEMPHIS 99s



I truly can't say enough about these fine ladies who grace the sky with their presence. Whenever we have a need at the Fayette County Airport, they are usually the first to step in and provide the helping hand we all need. They are hosting their annual Ice Cream Social at the

Fayette County Airport on August 8th beginning at 4:00 PM.

They will be serving both store-bought ice cream and some of the very best homemade ice cream you will put a spoon to. Plan on coming here Saturday afternoon and staying until your supper has been ruined!



AIRVENTURE 2026 aka OSHKOSH!!

If you've never been to EAA AirVenture Oshkosh, it's almost impossible to explain just how big this event really is. AirVenture 2026 set another attendance record, with approximately **734,000 visitors** coming together over seven days to celebrate aviation. More than **10,000 aircraft** arrived in the Oshkosh area, with **2,851 official show planes** on display. Several local Fayette County Airport residents and their flying machines were included in the 10K number, and for the first time Ben Cockrell and Amir Zaher arrived in Amir's Trinidad.

But there's another number you don't hear talked about nearly as much: **the number of steps you'll take!** 😊

Walking the grounds at Oshkosh can feel like an aviation marathon. Between the aircraft displays, warbirds, homebuilt, vintage airplanes, vendors, exhibits, food, friends, and all the incredible things happening around the field, you can easily rack up **tens of thousands of steps in a single day**.

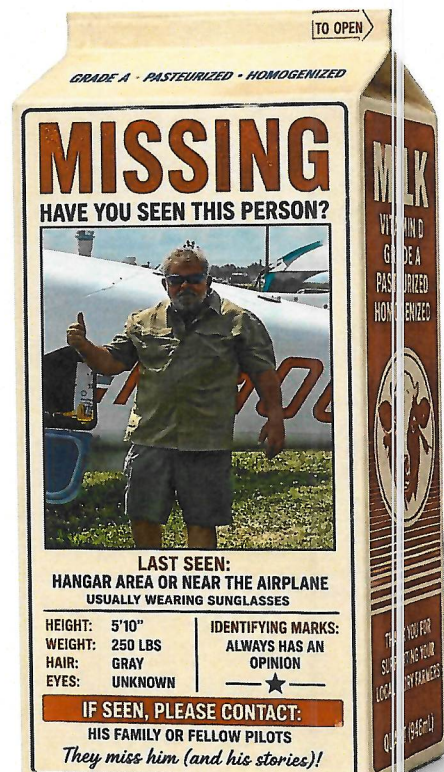
And just when you think you've seen it all, you look down the row and realize thousands more airplanes are waiting to be explored.

Ben recognized the ideal transportation mode would be the rented electric cart. This saved thousands of steps while you glided around all of us hoofing it. The only caveat and restriction was you needed to have the cart back to the rental center **NO LATER THAN 11:00 PM**.

Not a problem unless the night show ends near the witching hour of 11 PM. That created a problem for Ben, who hustled to the return area while the rest of us trudged to the rented car near the STOL gate.

Did I mention the buses quit running at 11 PM, and the cart rental return area is a great distance from the parked car? So much for saving all those steps with the scooter. On top of that, Ben had less than 3% of battery life in his phone and wasn't really sure of the parked car location.

After over an hour of sending out smoke signals, dropping a PIN, and looking in every bus that went by our exit, we shared our "missing person" notification with the local security. Eventually Ben found us and we arrived at our rented house near 1 AM.



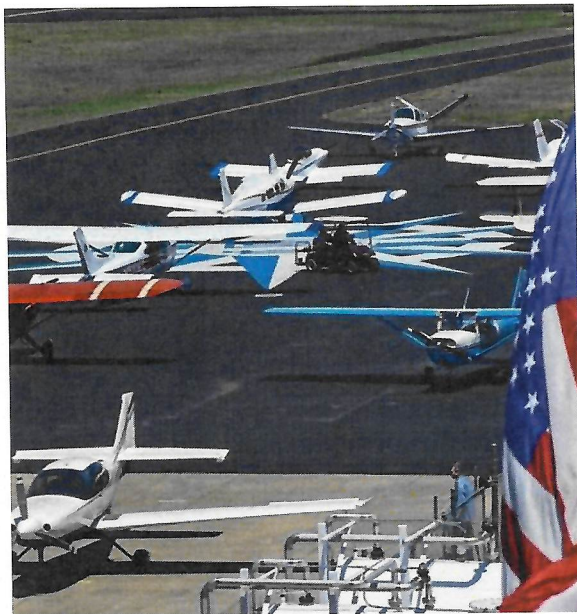
AirVenture isn't just an airshow—it's an experience. **734,000 people, more than 10,000 airplanes, and enough walking to make you earn that airplane-shaped souvenir!**

If you haven't been, you must make this a bucket list item. You will NOT be disappointed.

FIRST THURSDAY LUNCHEON

Wow.... I can't believe it is already that time again. The weather forecast is for good visibility with calmish winds, so please come see us on Thursday. The dining pleasure is only exceeded by the quantity and quality of fellowship.

So, we plan on seeing everyone for our monthly lunch @ noon, Thursday, August 6th!



ONE LAST THING

Many of you know I started my airline career in 1978 as a First Officer on the mighty Convair 580 and eventually retired from the A350 after almost 41 years of airline flying. But without hesitation, I can tell you the most rewarding years of my career were spent logging over 10,000 hours flying the Queen of the Skies, the Boeing 747-400. I also had the honor and privilege of flying the very last passenger flight of any U.S. carrier of the B747 from Seoul, South Korea to Detroit, Michigan on December 17th, 2017.

Credit for the amazing video goes to retired NWA Captain Tim Meldahl. You can view it on YouTube

[Queen of the Skies](#)

Well, that is it from my desk @ FYE! Please come see us this Thursday. Rusty

Sales Summarized by Product

Site: Fayette County Airport (TN)

Created on (UTC):

Terminal: M4000-4001176

Start Date: 7/1/2026

End Date: 7/31/2026

Name	Total Amount	Total Units	Total Count
100 LL	\$31677.12	5428.510	289
Jet A	\$4961.72	945.090	9

Running Totals

Number of Sales: 298

Sale Total: \$36638.84

Units Total: 6373.60

Sales Summarized by Product

Site: Fayette County Airport (TN)

Created on (UTC):

Terminal: M4000-4001176

Start Date: 7/1/2025

End Date: 7/31/2025

Name	Total Amount	Total Units	Total Count
100 LL	\$20493.60	4247.710	178
Jet A	\$4928.94	1247.830	10

Running Totals

Number of Sales: 188

Sale Total: \$25422.54

Units Total: 5495.54

Fayette County | Runway Operations Report

Report Date Range: 07/2026
 Report creation date: 08/05/2026 08:39
 Generated by: rbliss@fayettetn.us

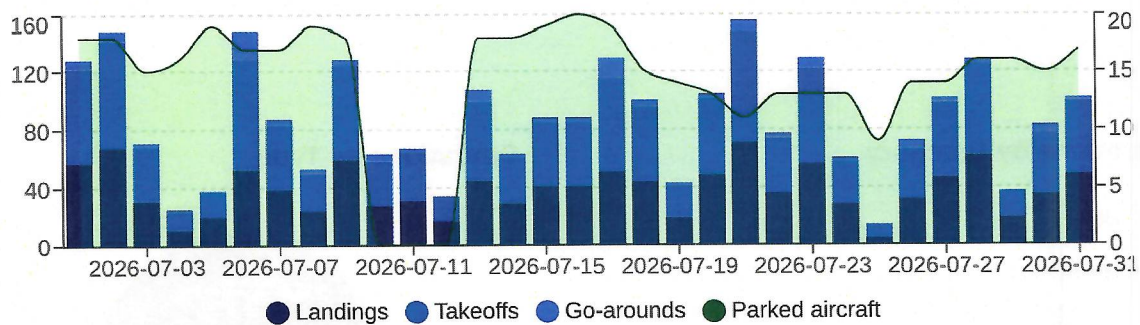
Total Operations
2,672

Landings
1,196

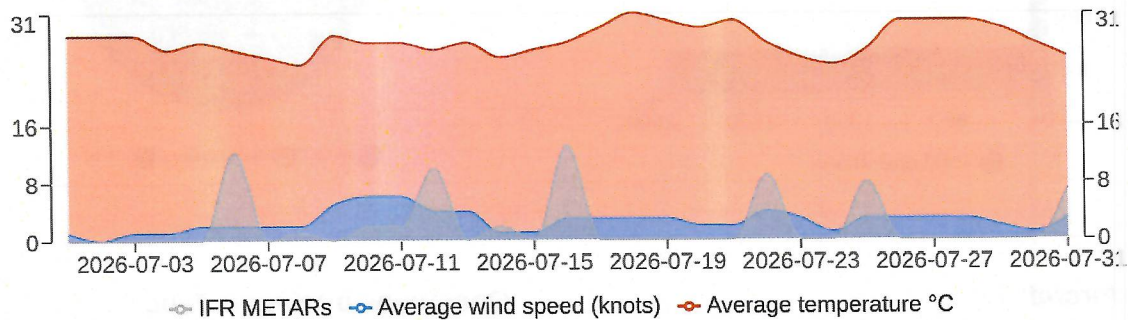
Takeoffs
1,336

Go-Arounds
140

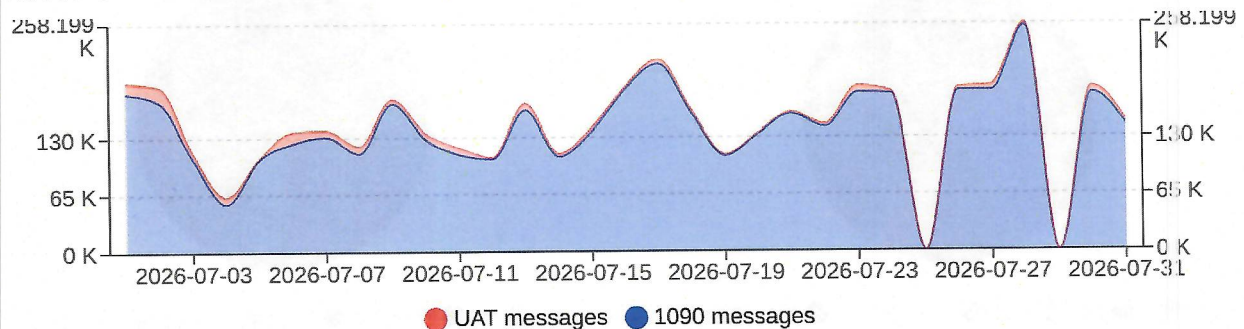
Operations by Day



Weather Conditions



Receiver health



★ 6TH. ANNUAL ★ **THUNDER** ★ OVER ★ **FAYETTE** COUNTY AIRSHOW

PERFORMANCE BY:

- ★ SKIP STEWART
- ★ TITAN FORMATION TEAM
- ★ STEVE COVINGTON - SRC AIRSHOWS
- ★ TOM LARKIN - MINI JET AIRSHOWS
- ★ BEN AUSBROOKS - BIG PAPA AVIATION
- ★ NATHAN HAMMOND - GHOSTWRITER
- ★ PAUL SIELI - WICKED WILLY
- ★ ERIK EDGREN
- ★ STARLIGHT PRODUCTIONS
(DRONE SHOW)
- ★ AL SAYLOR - PARACHUTE TEAM
- ★ TED NIXON
- ★ TICO LACERDA
- ★ JOHN SCHERFF



★ SATURDAY ★

**SEPTEMBER
26, 2026**

GATES OPEN AT 1 PM

NEW THIS YEAR!

**TUSKEGEE
AIRMEN
MUSEUM**



**FIREWORKS AND
DRONE SHOW**

★ ★ **1075 AIRPORT RD. SOMERVILLE TN** ★ ★
WWW.FAYETTECOUNTYTNAIRPORT.COM



Fayette County

Public Works Board

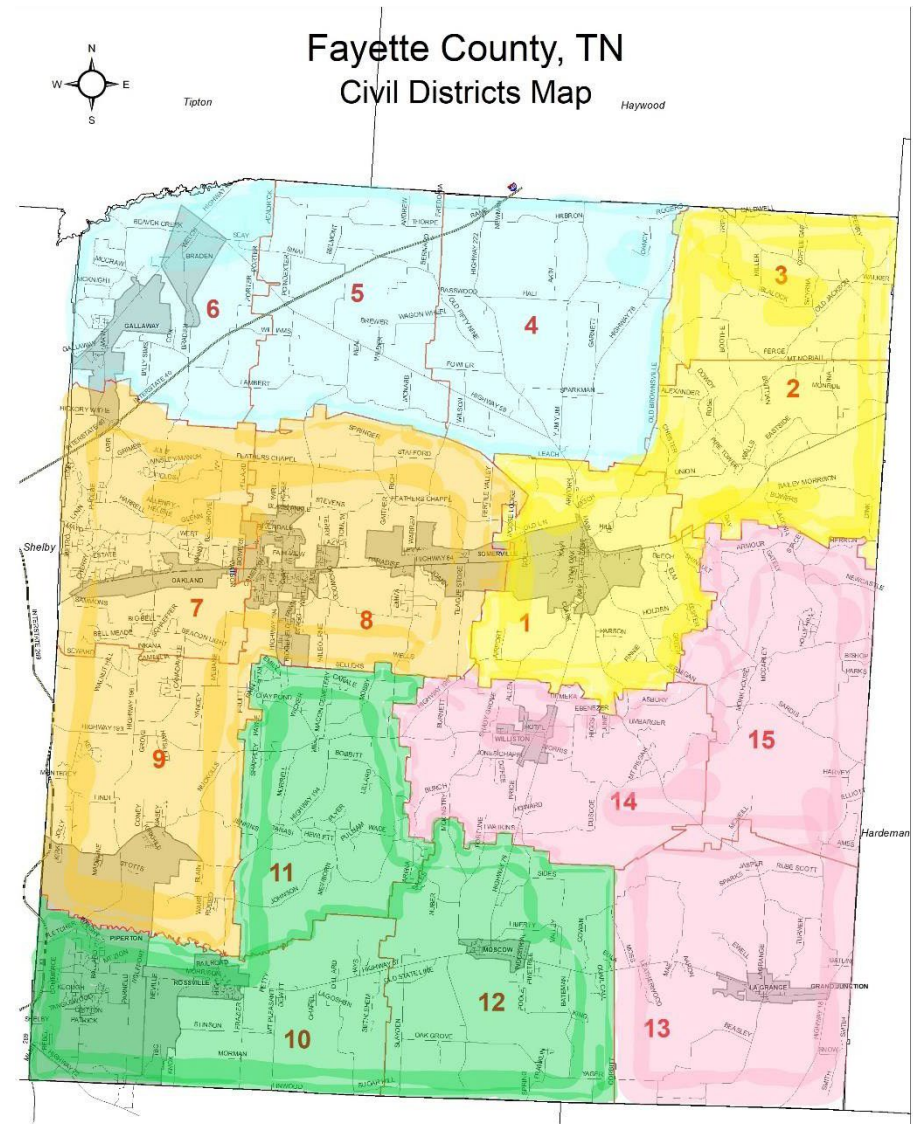
2yr Term - Elected by Commissioners - July in even years

CIVIL

NAME	DISTRICT
Hank Franck Chairman	1/2/3
Wesley Parks, Jr.	4/5/6
Ronnie Wilkins	7/8/9
Bill McClure	10/11/12
Lane Dawson (new)	13/14/15

FAYETTE COUNTY PUBLIC WORKS – MEMBER DISTRICT MAP

Positions	Private Acts of 1974 – Chapter 234
Position 1 (Districts 1,2,3) Hank Franck	The county board of public works shall consist of five (5) members, all of whom shall be resident citizens of Fayette County, and no one holding any other office in the county shall be eligible to be a member of said board. The board members shall be appointed by majority vote of the quarterly county court. In addition, the county judge or chairman shall serve as a non-voting ex officio sixth (6th) member of the board. The five (5) appointees shall serve two (2) year terms from the first day of September next succeeding their date of appointment which shall be made by the quarterly county court of Fayette County at its July term in even years. One of the members so elected shall at the time of his election be a resident of the First, Second or Third Civil District of said County; one a resident of the Fourth, Fifth or Sixth Civil District of said County; one a resident of the Seventh, Eighth or Ninth Civil District of said County; one a resident of the Tenth, Eleventh or Twelfth Civil District of said County; and one a resident of the Thirteenth, Fourteenth or Fifteenth Civil Districts of said County, and shall offer themselves as candidates for the group of civil districts in which they reside. The quarterly county court shall in like manner fill any vacancies which may occur for the unexpired terms thereof.
Position 2 (Districts 4,5,6) Wesley Parks	
Position 3 (Districts 7,8,9) Ronnie Wilkins	
Position 4 (Districts 10, 11,12) Bill McClure	
Position 5 (Districts 13, 14, 15) James Rike	



FAYETTE COUNTY, TENNESSEE

Staff Report



TO: County Commission
FROM: Jim Atkinson
MEETING CYCLE: August 2026
SUBJECT: Consideration of a Moratorium on Data Centers within the unincorporated areas of Fayette County

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the item at its meeting on August 3, 2026, and recommended approval of a one-year moratorium on new data center applications in the unincorporated areas of Fayette County while the County conducts a comprehensive review of its zoning regulations governing data centers.

BACKGROUND

The Fayette County Development Committee has directed the Planning Director, in consultation with the County Attorney and the Regional Planning Commission, to prepare the appropriate resolution or zoning amendment establishing a one-year moratorium on new data center applications in unincorporated Fayette County.

The purpose of the proposed moratorium is to provide sufficient time to evaluate existing zoning regulations and determine whether additional standards are necessary to appropriately address the unique characteristics and impacts associated with data center development.

STAFF ANALYSIS

A temporary development moratorium is a recognized planning tool that allows a local government to pause the acceptance of new applications while it studies and updates its land use regulations. Moratoria are commonly used when existing regulations may not adequately address emerging or specialized land uses.

Fayette County's current Zoning Resolution does not contain specific provisions governing data centers. Tennessee law defines a "data center" in Tennessee Code Annotated § 67-6-102(22). While this statutory definition were adopted for economic development purposes rather than land use regulation, they provide a useful framework for the County as it develops zoning definitions and development standards applicable to future data center projects.

FAYETTE COUNTY, TENNESSEE

Staff Report



Data centers represent a unique category of development that can have significant impacts on surrounding properties and public infrastructure, including:

- Electrical demand and utility infrastructure;
- Water supply and cooling requirements;
- Emergency backup generation;
- Noise associated with mechanical equipment;
- Site security and access;
- Building scale and site design;
- Screening, buffering, and compatibility with surrounding land uses.

A temporary moratorium would provide the County an opportunity to evaluate appropriate definitions, permitted locations, development standards, buffering requirements, infrastructure considerations, and review procedures before additional applications are accepted.

FINDINGS

Staff finds that:

1. Data centers constitute a specialized land use with operational characteristics not specifically addressed in the current Zoning Resolution.
2. A temporary moratorium will provide adequate time to conduct a comprehensive review and develop appropriate zoning standards.
3. Adoption of updated regulations will provide greater certainty for property owners, applicants, and the County while protecting the public health, safety, and welfare.
4. The proposed moratorium is temporary in nature and is intended solely to facilitate the orderly development of appropriate zoning regulations.

A RESOLUTION OF THE FAYETTE COUNTY BOARD OF COMMISSIONERS
APPROVING AND AUTHORIZING A MORATORIUM ON DATA CENTERS IN FAYETTE
COUNTY, TENNESSEE

WHEREAS, the Fayette County Board of Commissioners is investigating the health and environmental impact of current and emerging technologies, including but not limited to businesses commonly referred to as “data processing” or “data mining” centers or “crypto-currency mining” businesses (referenced herein as Data Centers); and

WHEREAS, Data Center businesses and/or operations are ordinarily characterized by the peak electric demand of the business and/or operation; and

WHEREAS, Data Center businesses and/or operations require extraordinary levels of electrical power, often equivalent to the consumption of thousands of homes, placing strain on local utilities and potentially increasing costs to residential ratepayers; and

WHEREAS, such businesses and/or operations generate significant continuous noise from industrial-grade cooling systems, fans, and compressors, which can negatively impact public health and the peaceful enjoyment of nearby communities; and

WHEREAS, such businesses and/or operations often require extraordinary levels of water for cooling, 200,000 to 300,000 gallons of water per day for a Data Center facility that has a peak electric demand that may range between 5 – 50 MW; and

WHEREAS, Data Center businesses and/or operations provide limited job creation, minimal economic impact compared to the infrastructure burden they impose, and may not align with the long-term economic development goals of Fayette County as understood and identified at this time; and

WHEREAS, multiple jurisdictions nationwide have restricted or prohibited data-mining businesses and/or operations or generative AI businesses and/or operations due to concerns over electrical grid strain, noise nuisances, fire hazards, and the lack of community benefit, and several Tennessee counties either have implemented a moratorium or are in the process of implementing a moratorium, such as Knox County; and

WHEREAS, the Fayette County Board of Commissioners has a responsibility to protect the health, safety, and welfare of its citizens and to the environment in which they reside, and the Board needs additional time to investigate the impacts of these businesses and operations on the citizens of Fayette County, Tennessee; and

WHEREAS, currently, the Fayette County Board of Commissioners finds that despite the untoward demand placed on electric utility providers, the source of power that best protects the health, safety, and welfare of its citizens for currently existing Data Center businesses and/or operations in Fayette County is through electric utility providers, and that alternative sources of power such as gas turbines would place even greater impositions upon the citizens of Fayette County.

NOW, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FAYETTE COUNTY, TENNESSEE THAT:

SECTION 1. For the purpose of this Resolution, “DATA CENTER FACILITIES” shall mean any facility or group of facilities for the storage, management, processing, transmission, or hosting of digital data, cloud computing services, cryptocurrency mining and validation operations, server farms, or similar high density digital computing or manufacturing infrastructures.

SECTION 2. Fayette County hereby imposes a moratorium effective immediately through to_____, 2027, to begin upon passage of this Resolution, prohibiting the operation of Data Centers within Fayette County.

SECTION 3. During the moratorium period, no permits, zoning approvals, building approvals, text amendments, utility improvements or extension, development agreement, etc. shall be issued for Data Center Facilities as defined in Section 1 of this resolution, within Fayette County.

SECTION 4. During the time period of the moratorium, the Planning Commission and Planning Staff is authorized and shall:

- a. Research and conduct studies on the impact of data centers on utilities, infrastructure, water resources, public services, environmental quality, and land use compatibility;
- b. Review and consider potential amendments to the zoning ordinances, development, regulations, and permitting requirements for Data Center Facilities;
- c. Consult with utility providers, other professionals, and the general public regarding appropriate standards and safeguards for such developments.

SECTION 5. This moratorium may be extended by vote of this body beyond the initial _____, 2027 expiration date.

SECTION 6. If any portion of this Resolution is found invalid by a court of competent jurisdiction, the remaining sections shall remain in full force and effect. This resolution shall take effect from and after its passage. All resolutions in conflict herewith shall be and the same are hereby rescinded insofar as such conflict exists.

SECTION 7. This Resolution shall take effect immediately upon its passage and approval.

Adopted this _____ day of _____, 2026.

Chair, Fayette County Commission

County Clerk



TO: County Commission
FROM: Jim Atkinson
MEETING CYCLE: August 2026
SUBJECT: Application for a Planned Development Overlay for a portion of the parcel located on property owned by Fowler Properties LLC on Fowler Drive near Wilson Road to include a Battery Energy Storage System (Tax Map 034, Parcel 010.00).

REQUEST

Yum Yum Solar LLC requests approval of an Industrial Planned Development for a utility-scale battery energy storage system on property owned by Fowler Properties, LLC, identified as Tax Parcel 034-034-010.00. The approximately 13.23-acre planned development area is located within the existing 180.22-acre Yum Yum Solar project near Fowler Drive and Wilson Road.

The development includes two secured battery-storage equipment areas, associated power-conversion and electrical equipment, internal aggregate access drives, fencing, gates, lighting, drainage improvements, landscape screening, and temporary construction laydown areas.

Planning Commission Review

The planning Commission reviewed the request at its meeting on August 3, 2026 and recommended approval of the request including the conditions of approval contained in this report, and a requirement that local fire departments receive training related to this facility prior to opening and annually thereafter at no cost to Fayette County.

BACKGROUND AND ANALYSIS

Article IX, Section E of the Fayette County Zoning Resolution authorizes Industrial Planned Developments and requires review of an outline plan by the Planning Commission, final approval by the County Commission, and recording of the approved outline plan. The regulations address unified ownership, adequate infrastructure, access, parking, perimeter compatibility, architectural character, bulk standards, open space, landscaping, and phasing.



The proposed BESS is appropriately classified as an Industrial Planned Development. Locating the facility within the existing solar-energy project allows the applicant to use existing electrical, transmission, substation, and access infrastructure. The use will not generate residential density, customer traffic, public-street demand, or routine water and sanitary-sewer demand.

The outline plan provides internal access, perimeter security fencing, 30-foot site-boundary setbacks, an 80-foot setback from the centerline of the minor county road, and landscape screening around the principal BESS equipment areas. The plans also identify wetlands, streams, flood-hazard areas, habitat areas, drainage features, and environmental buffers. Preliminary stormwater calculations show reduced post-development discharge at four of the five analyzed discharge points; the increase identified at Discharge Point 4 must be addressed through final engineering.

Because this is a secured utility facility without public destinations or routine occupancy, conventional pedestrian, bicycle, parking, architectural, and recreational open-space requirements have limited applicability. The nonresidential development is exempt from the residential planned-development open-space requirement.

The project is generally consistent with the purpose of the Planned Development regulations by promoting coordinated use of existing infrastructure, consolidated site design, environmental protection, perimeter compatibility, and comprehensive review. Before final County Commission approval, the record should identify the applicable Fayette County Land Use Plan designation and include the required finding of consistency.

CONDITIONS OF APPROVAL

1. Permitted uses shall be limited to the BESS and directly related electrical, utility, operations-and-maintenance, security, access, drainage, landscaping, construction, and decommissioning activities.
2. The approved outline plan shall consist of the BESS Location Exhibit and Planned Development Narrative, as revised and expressly approved by Fayette County.
3. A precise IPD boundary, legal description, acreage, and documentation of unified ownership or legally enforceable unified control shall be provided before recording.
4. Final plans shall provide compliant emergency access, equipment separation, fire- and life-safety systems, warning signage, emergency shutoffs, and coordination with Fayette County fire and emergency-management officials.



5. Final grading and drainage plans shall address the modeled increase at Discharge Point 4 and comply with County and applicable state stormwater requirements.
6. Wetlands, streams, environmental buffers, flood-hazard areas, habitat restrictions, and land-cover preservation areas shall be protected as shown and as required by applicable agencies.
7. A final landscape plan shall be approved before construction of the permanent BESS facilities. Required landscaping shall be maintained and replaced when necessary.
8. Site lighting shall be shielded, directed downward and inward, and limited to that reasonably necessary for security, operations, and emergency response.
9. Temporary construction laydown areas shall be stabilized and restored following construction unless subsequently approved for permanent use.
10. The owner or operator shall maintain all private access drives, fencing, landscaping, drainage facilities, stormwater improvements, and other private infrastructure. Required property owners' association or maintenance documents shall be approved before the outline plan is recorded.
11. Final site plans, construction plans, and permits shall comply with the approved outline plan, applicable codes, and the Fayette County Subdivision Regulations.

PLANNED DEVELOPMENT NARRATIVE

Yum Yum Battery Energy Storage System

Industrial Planned Development (IPD) | Fayette County, Tennessee

Applicant / Project Developer	Yum Yum Solar LLC (as identified on the plan set)
Property Owner	Fowler Properties, LLC
Tax Parcel	034-034-010.00
Parent Parcel Area	Approximately 180.22 acres shown within the project
Project Location	Existing Yum Yum Solar site near Fowler Drive and Wilson Road
Plan Set	BESS Location Exhibit, sheets EX0.1, EX1.0, EX1.1, EX2.0, and EX3.0; dated July 21, 2026

1. Project Overview and Request

The applicant requests approval of an Industrial Planned Development (IPD) for a utility-scale battery energy storage system (BESS) on land currently within the existing Yum Yum Solar project footprint. The proposed improvement is a non-residential energy-infrastructure use consisting principally of secured battery storage equipment, associated power-conversion and electrical equipment, use of the onsite electrical substation, internal aggregate access, perimeter fencing and gates, lighting, drainage improvements, landscape buffering, and temporary construction laydown areas.

The BESS is intended to store electrical energy and deliver it through the existing project electrical system and adjacent transmission infrastructure. The facility is not a residential, commercial retail, office, lodging, or public assembly use. It will not create residential density, dwelling units, public streets, or customer parking demand.

This narrative is intended to accompany the outline plan required by Article IX, Section E of the Fayette County Zoning Resolution. The plans govern the precise physical layout. Where the plans do not provide an operational specification, this narrative identifies the item for confirmation through the outline-plan conditions or subsequent site-plan review.

2. Consistency with the Planned Development Purpose

The IPD framework is appropriate because the project is specialized industrial and utility infrastructure integrated on land within the footprint of an existing solar-energy development and electrical transmission facilities. The outline plan provides coordinated review of equipment placement, access, grading, drainage, environmental constraints, buffering, security, and long-term maintenance as one unified development.

- Efficient land and infrastructure use by locating energy storage next to the existing solar generation, switchyard, substation, overhead electrical facilities, and transmission easements.
- Coordinated site design that consolidates BESS equipment into secured equipment yards with internal circulation and controlled access.

- Protection of surrounding property through setbacks, perimeter fencing, landscape buffering, and separation from Fowler Drive.
- Protection of natural resources by identifying wetlands, streams, flood-hazard areas, habitat areas, and applicable buffers on the outline plan.
- Comprehensive stormwater review using existing and proposed drainage areas, discharge points, grading, drainage ditches, and possible stormwater treatment locations.

3. Proposed Land Use and Development Program

The approved land use within the IPD shall be limited to the battery energy storage system and directly related electrical, utility, security, access, drainage, landscaping, construction, and operations-and-maintenance improvements shown on the approved outline plan. No residential, retail, lodging, office-park, or other unrelated use is proposed.

Element	Proposed Program
Permanent facilities	Two BESS equipment areas identified as Area A and Area B; associated inverters or power-conversion equipment; medium-voltage lines; y; substation ; retaining wall where shown; internal aggregate drives; secured chain-link fencing and double-swing gates; site lighting; drainage improvements; and landscape buffers.
Temporary facilities	Approximately 4.9-acre temporary laydown areas are shown for construction staging. Temporary areas shall be stabilized and restored or converted to an approved permanent use after construction.
Operating character	The facility is utility infrastructure without routine public access or customer activity. The plans do not state staffing levels, (24hrs) operating hours, storage capacity (147MW/588MWh), or equipment manufacturer; those items should be confirmed by the applicant if required as outline-plan conditions.
Development phase	The BESS and directly related improvements are presented as one coordinated development phase. If the applicant proposes multiple construction phases, each phase shall have safe independent access, drainage, security, fire protection, and utility functionality.

4. Development Standards

Unified ownership and control

The property containing the BESS is identified as Fowler Properties, LLC, Tax Parcel 034-034-010.00. The applicant shall demonstrate that all land included in the IPD is under unified ownership or legally enforceable unified control sufficient to construct, operate, maintain, and decommission the facility.

Adequate public facilities

The use does not create residential population, customer traffic, or routine water and sanitary-sewer demand. Electrical interconnection is provided through the existing solar and transmission infrastructure. Access, drainage, emergency response, and any fire-protection water requirements shall be verified during site-plan, building, fire-code, and other agency reviews.

Vehicular connectivity

The outline plan depicts access through the existing project circulation system from Fowler Drive and Wilson Road, with internal aggregate access drives serving the BESS, operations-and-maintenance area, substation, and gates. Drives shall remain suitable for construction, maintenance, and emergency vehicles.

Pedestrian and bicycle connectivity

Not applicable. The BESS is a secured utility facility with no public destinations, dwelling units, customer entrances, or public street network. Internal pedestrian movement is limited to trained personnel within controlled areas.

Parking

No conventional parking field is proposed or warranted because the facility has no customers and is not shown as routinely occupied. Employee, service, and emergency vehicles may use the operations-and-maintenance area and internal equipment-yard circulation. Any minimum operational parking established during site-plan review shall be accommodated on site without parking on public roads.

Perimeter compatibility

The BESS is set within a large energy project and near existing electrical infrastructure. The plans show 30-foot site-boundary setbacks, an 80-foot minor county road centerline setback, perimeter chain-link fencing, and proposed landscape buffers around the BESS areas. Existing landform, separation, and vegetation further reduce views from surrounding property.

Architectural design

Conventional architectural cohesion standards are of limited applicability because the project consists mainly of standardized utility equipment rather than occupied buildings. Equipment, fencing, gates, the operations-and-maintenance facility, and substation improvements shall use a coordinated utilitarian design and neutral, nonreflective finishes where practicable.

Bulk regulations

The outline plan establishes the equipment envelopes, access, fencing, and setbacks. The plans label a typical 30-foot site-boundary setback and an 80-foot minor county road centerline setback. Final equipment and structure heights, lot coverage, and building-code separations shall comply with the approved outline plan and applicable codes. No reduction from a code-required fire or safety separation is authorized.

Open space

Not applicable as a minimum percentage. Section E.6(8)(b) exempts nonresidential PDs from the 30 percent residential open-space requirement unless otherwise required. Undeveloped portions of the parent tract, environmental buffers, setbacks, and stabilized areas will remain open but are not proposed as public recreational open space.

Phasing

One coordinated BESS development phase is assumed. If construction is sequenced, each phase shall function independently with adequate access, drainage, security, emergency response, and utility service.

5. Site Access, Circulation, and Construction

Primary site access will use the established Yum Yum Solar access and internal road system associated with Fowler Drive and Wilson Road, as depicted on the outline plan. New public streets are not proposed. Within the BESS development area, aggregate drives provide circulation around equipment yards and connect the gates, operations-and-maintenance area, and substation facilities.

The civil details show a typical 20-foot aggregate access-road section, an alternative soil-cement-stabilized access-road section, an aggregate laydown-yard section, and a typical culvert detail. Final road and laydown-yard construction shall follow the geotechnical report and the Fayette County Building Commissioner's specifications. Compaction testing and verification shall be provided as stated in the plan notes.

Approximately 4.9-acre temporary laydown areas are depicted for construction staging. Construction traffic management, restoration of temporary areas, dust control, erosion control, and protection of public roads shall be addressed through final construction documents and applicable permits.

6. Grading, Drainage, Floodplain, and Environmental Resources

Existing one-foot contours and preliminary grading information are shown on the outline-plan exhibits. Proposed drainage ditches, discharge points, retaining walls, ridgelines, and a potential stormwater-basin location are identified. The preliminary stormwater table evaluates five discharge points and compares existing and post-development 10-year, 24-hour peak flows. Four modeled discharge points show decreases; Discharge Point 4 shows an increase and will require final design treatment or other approved mitigation.

The plans identify wetlands, jurisdictional streams, impaired and non-impaired Tennessee Department of Environment and Conservation buffers, wet-weather conveyances, endangered and seasonal bat habitat, and land-cover preservation areas. Construction shall not encroach into a wetland or required buffer area. The plan notes also restrict excavation, grading, and access within setbacks except where necessary for perpendicular or near-perpendicular crossings.

The plan cites FEMA FIRM Panel 47047C0185C, effective November 5, 2008, and states that part of the site lies within Zone X, an area of minimal flood hazard. The outline plan also maps the 100-year flood zone elsewhere within the broader project. Final grading and drainage design shall confirm that permanent BESS equipment is located and protected consistent with all applicable floodplain and stormwater requirements.

7. Landscaping, Screening, Security, and Lighting

Proposed landscape buffer areas are shown around the BESS equipment areas. A detailed planting plan is not included in the exhibit and shall be submitted during site-plan review, identifying plant species, installed sizes, spacing, quantities, maintenance, and replacement standards. Landscaping

shall be located to preserve required access, drainage, easements, utility clearances, and emergency-response routes.

The BESS, substation, and related electrical areas will be secured by perimeter chain-link fencing and controlled double-swing gates. Sheet EX2.0 provides typical high-voltage substation/BESS fence and gate details. Final fence height, gate width, locking systems, warning signs, and emergency access features shall comply with applicable electrical, building, fire, and public-safety requirements.

Facility lighting is shown around the BESS areas. Lighting shall be limited to security, operations, and emergency needs; directed downward and inward; shielded to reduce spillover and glare; and maintained in a manner compatible with nearby properties.

8. Utilities, Public Services, and Emergency Response

The project will use the existing solar and electrical transmission setting, including existing medium-voltage feeders, overhead TVA electrical lines and easements, the TVA switchyard, and the proposed substation expansion. No extension of public water or sanitary sewer is shown or represented as necessary for normal unmanned or intermittently staffed BESS operation.

Before construction, the applicant shall coordinate with Fayette County fire, emergency-management, building, and other reviewing officials regarding fire apparatus access, emergency shutoff and isolation, hazard identification, responder training, emergency contacts, site security, and any water-supply or suppression requirements. Final equipment selection and safety systems shall comply with the codes and standards adopted and enforced at the time of permitting.

9. Ownership, Maintenance, and Common Areas

The BESS is proposed as a unified utility facility without separately sold lots, dwelling units, shared recreational amenities, or common areas serving multiple owners. The owner or project operator will be responsible for all access drives, fencing, gates, landscaping, drainage facilities, stormwater controls, equipment areas, temporary-area restoration, and compliance with the approved plans.

Before recording the approved outline plan, the Applicant will establish the required property owners' association and submit its documents in a form acceptable to Fayette County. Those documents will provide for maintenance of any common or shared improvements and ongoing compliance with the approved IPD plans and conditions.

10. Areas Dedicated for Public Use

None are proposed. The facility is private utility infrastructure, and no new public road, park, trail, civic site, or other public dedication is shown. Existing public rights-of-way and utility easements shall remain unaffected except for approved access or utility work.

11. Outline Plan Conditions

1. Permitted uses shall be limited to the BESS and directly related electrical, utility, operations-and-maintenance, security, access, drainage, landscaping, construction, and decommissioning activities shown or described in the approved IPD documents.
2. The approved outline plan shall consist of the July 21, 2026 BESS Location Exhibit and this narrative, as revised and expressly approved by Fayette County.

3. The applicant shall demonstrate unified ownership or legally enforceable unified control before recording.
4. The existing Yum Yum Solar CUP/Special Exception remains in effect for the broader solar project. To the extent any prior CUP/Special Exception approval, site plan, or condition conflicts with the BESS uses or improvements expressly approved by this IPD, this IPD shall control within the BESS project area.
5. Final plans shall provide compliant emergency access, equipment separation, fire and life-safety systems, signage, and responder coordination.
6. Final grading and drainage plans shall address Discharge Point 4 and demonstrate compliance with County and applicable state stormwater requirements.
7. Wetlands, streams, required environmental buffers, flood-hazard areas, habitat restrictions, and land-cover preservation areas shall be protected as shown and as required by applicable agencies.
8. A detailed landscape plan shall be approved before construction of the permanent BESS facilities, and required landscaping shall be maintained and replaced as necessary.
9. Lighting shall be shielded, downward-directed, and limited to the level reasonably necessary for security, operations, and emergency response.
10. Temporary construction laydown areas shall be stabilized, maintained, and restored after construction unless a permanent use is approved.
11. The owner or operator shall maintain all private improvements. The Section E.9 maintenance mechanism shall be established before recording.
12. Any subdivision plat or site plan shall conform to the approved outline plan and the Fayette County Subdivision Regulations. Before recording the approved outline plan, the Applicant shall satisfy section E.9 by establishing the required property owners' association and submitting its documents for County review and approval.
13. Any amendment shall be processed in accordance with Section E.10; field adjustments may be approved administratively only if expressly authorized by the adopted approval and not material to the legislative plan.
14. The IPD shall remain subject to the inactivity provisions of Section E.8 and the Tennessee Vested Property Rights Act.

12. Applicability Matrix for Section E.7 Outline Plan Items

The following matrix identifies how the submitted plan set addresses each required outline-plan component.

Citation	Requirement	Response / Status
E.7(2)(a)	Boundary, area, bearings, dimensions	Shown for the parent project and property boundaries; Exhibit A includes the exact IPD/BESS acreage and legal boundary to be recorded.
E.7(2)(b)	Roads, rights-of-way, access	Fowler Drive (50-foot right-of-way), Wilson Road, road setbacks, existing internal roads, access drives, and gates are shown. The formal point of public-road ingress/egress serving the BESS is located at 1295 Fowler Drive Somerville, TN 38068
E.7(2)(c)	Existing topography	Shown with one-foot contours.
E.7(2)(d)	Major existing tree stands	Environmental/land-cover areas and landscape buffer areas are shown; a separate tree-stand inventory is not apparent and should be waived as not material to the disturbed BESS area.

Citation	Requirement	Response / Status
E.7(2)(e)	Preliminary grading and drainage	Shown on EX1.1, including proposed contours/ridgelines, ditches, discharge points, retaining walls, stormwater analysis, and possible basin area.
E.7(2)(f)	Vicinity map, north arrow, scale	Shown on the exhibits.
E.7(2)(g)	Existing easements	Existing TVA electrical easements and overhead facilities are shown. Locations and types of existing easements included in Exhibit.
E.7(2)(h)	Title block	Project, total IPD acreage preparer, date, sheet number, scale, and developer are shown.
E.7(2)(i)	Parcels, acreage, designated use	Tax Parcel 034-034-010.00, owner Fowler Properties, LLC, and approximately 180.22 acres are shown. The precise BESS/IPD acreage and any additional affected parcel or easement areas are included.
E.7(2)(j)	Landscape plates	Landscape buffer limits are shown, and a planting schedule/plate is included along with provision that all plants, trees, and shrubs shall be healthy and free of disease for the lifetime of the project after substantial completion and acceptance by the Owner. Replacement of death or unhealthy plants will be at the Project's expense
E.7(2)(k)	Abutting owners and subdivisions	Ownership labels appear on the broader project exhibit. A complete abutting-owner list and subdivision identification is submitted by the surveyor.
E.7(2)(l)	Outline plan conditions	Provided in Section 11 of this narrative, subject to County revision and adoption.
E.7(2)(m)	Overall architectural plan	Not applicable in the conventional sense to standardized utility equipment. Provide representative equipment elevations, colors, maximum heights, and the O&M structure exterior if required during site-plan review.
E.7(2)(n)	Watercourses, drainage acreage, flood data	Streams, wetlands, buffers, discharge points, contributing acreage, and FEMA Panel 47047C0185C (effective November 5, 2008) are identified. Confirm entering/leaving drainage acreage and elevations if County staff requires additional labeling.
E.7(2)(o)	Areas dedicated for public use	None proposed.
E.7(2)(p)	Phasing plan	Not applicable. Project will be constructed as one phase.

Plotted By: Click, Andrew Sheet Set: Yum Yum - BESS Addition Layout: EX-0.1 July 30, 2026 11:34:27am K:\RAL\DEVA\01D91007-yumyum_solar\08-ccd_files\Exhibits\Fayette county - BESS addition\EX1.0.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



EXISTING CONDITIONS LEGEND

- SITE BOUNDARY
- EXISTING ONE-FOOT CONTOUR
- EXISTING ROAD
- EXISTING ELECTRICAL LINES
- EXISTING ELECTRICAL EASEMENT

SITE LEGEND

- CHAIN LINK FENCE
- SETBACK
- ARRAY LAYOUT
- LAYDOWN AREA
- ACCESS DRIVE
- PROPOSED LANDSCAPE BUFFER (BY OTHERS)
- PROPOSED DRAINAGE DITCH
- LIGHT FIXTURE
- EXISTING MEDIUM VOLTAGE LINE
- PROPOSED MEDIUM VOLTAGE LINE

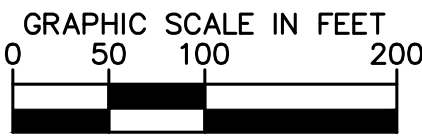
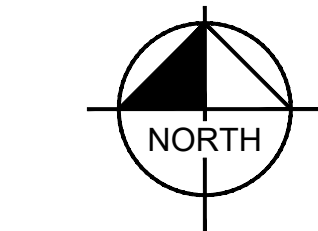
ENVIRONMENTAL LEGEND

- 100- YEAR FLOOD ZONE
- ENDANGERED BAT HABITAT (NO DISTURBANCE ALLOWED)
- SEASONAL BAT HABITAT (DISTURBANCE PERMITTED 10/15-3/31 ONLY)
- WETLAND
- LAND COVER MANDATED FOR PRESERVATION BY LOCAL AUTHORITY
- JURISDICTIONAL NON-IMPAIRED STREAM
- 30-FT AVERAGE WIDTH NON-IMPAIRED TDEC BUFFER
- JURISDICTIONAL IMPAIRED STREAM
- 60-FT AVERAGE WIDTH IMPAIRED TDEC BUFFER
- WET WEATHER CONVEYANCE

RIDGELINE LEGEND

- PRE-DEVELOPMENT RIDGELINE
- POST-DEVELOPMENT RIDGELINE

NOTES:
CONSTRUCTION ACTIVITY SHALL NOT ENCR OACH INTO ANY WETLAND OR BUFFER AREA.
NO EXCAVATION OR GRADING OR ANY OTHER MANNER OF EARTH MOVING IS TO OCCUR WITHIN SETBACKS EXCEPT AS NECESSARY FOR PERPENDICULAR OR NEAR-PERPENDICULAR CROSSINGS, AND NO ACCESS DRIVES ARE TO BE LOCATED ALONG SETBACKS EITHER TEMPORARILY OR PERMANENTLY EVEN IF THEY WOULD NOT REQUIRE EARTHMOVING.
PER FEMA MAP 47047C0185C EFFECTIVE 11/5/2008, THIS AREA IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X).



Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-835-1494
WWW.KIMLEY-HORN.COM

EXHIBIT

BESS LOCATION EXHIBIT

YUM YUM SOLAR
PREPARED FOR
INVENERGY

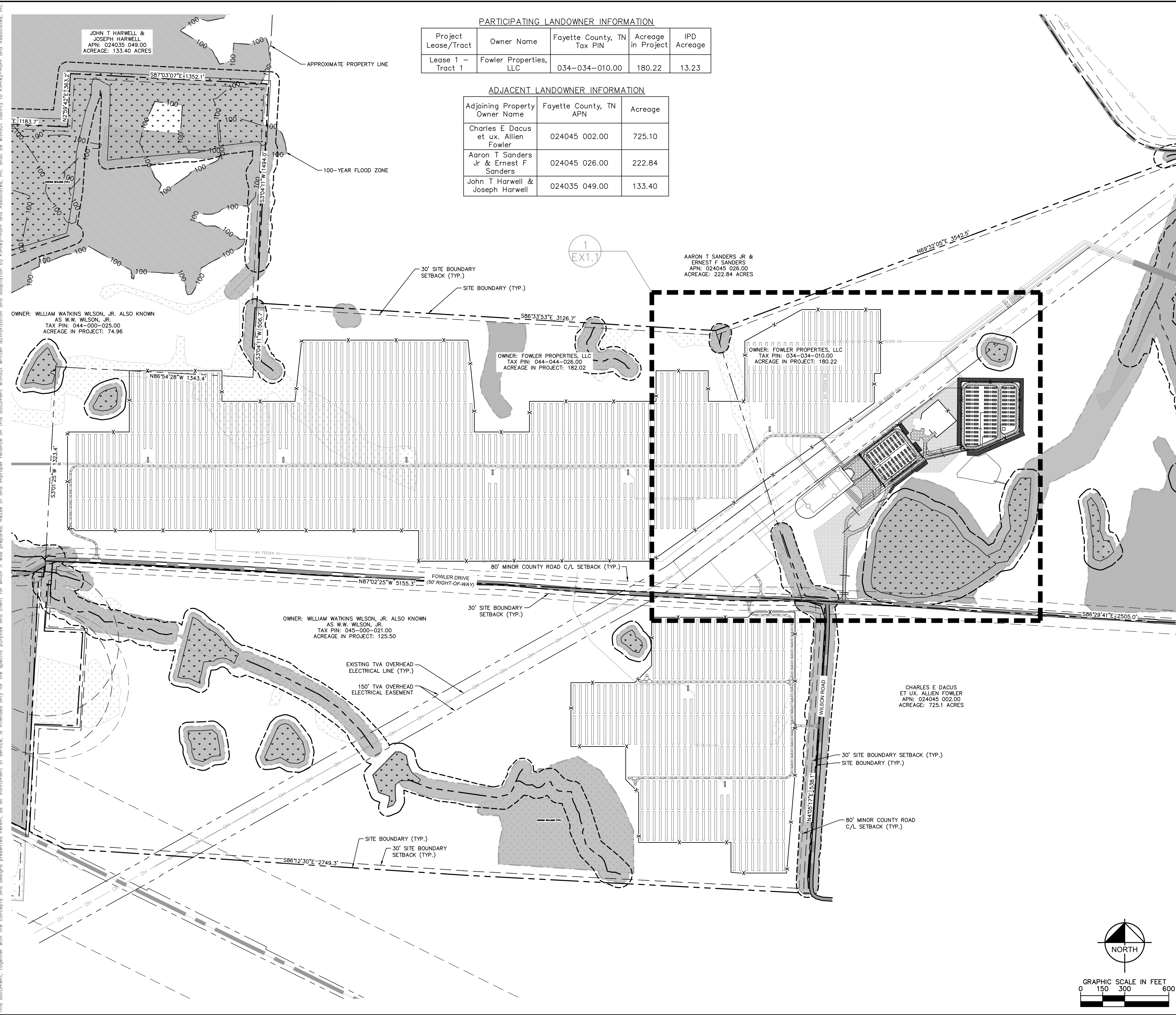
EX0.1

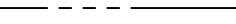
7	6	5	4	3	2	1	No.	REVISIONS	DATE	BY
									07/30/26	AMC

FAYETTE COUNTY TN

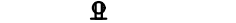
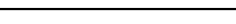
IPD ACREAGE: 13.23 ACRES

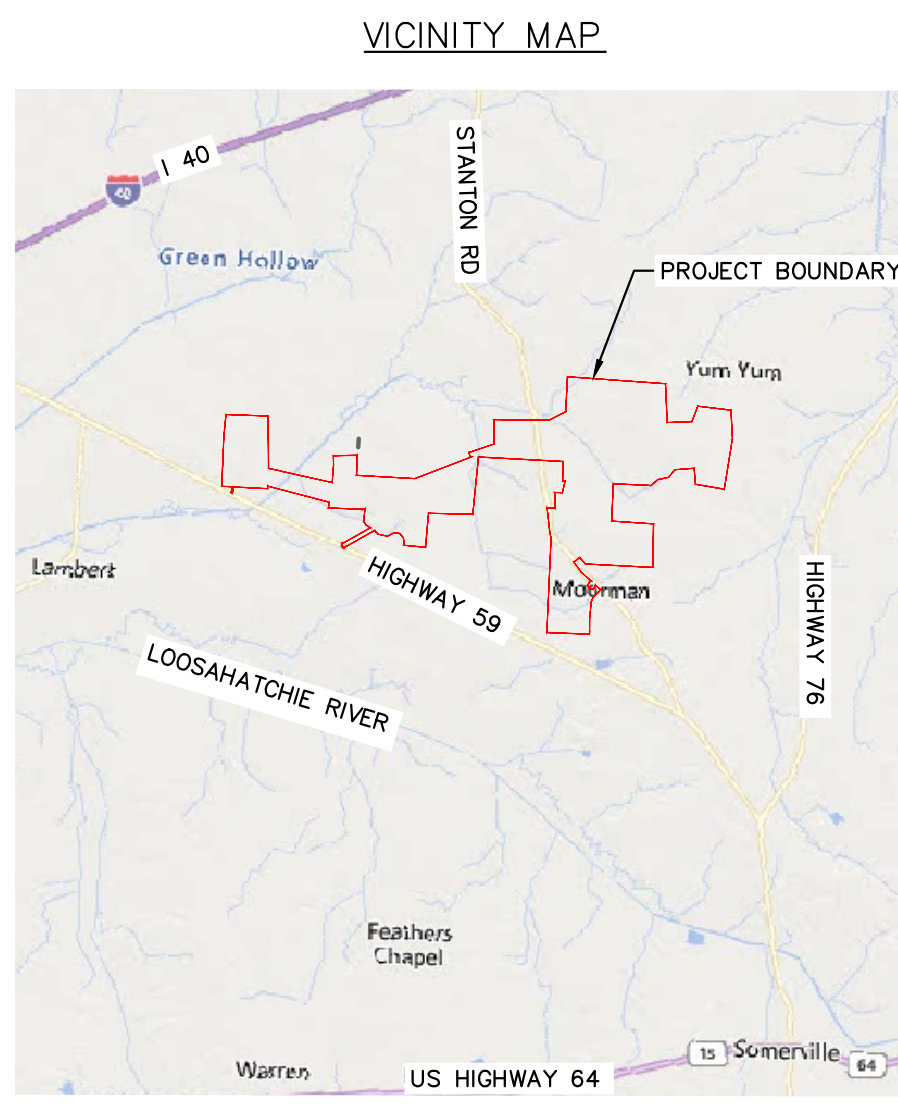
CHECKED BY: TMB
DESIGNED BY: TMB
SCALE: AS SHOWN
DATE: 07/30/2026
KHA PROJECT: 011091039



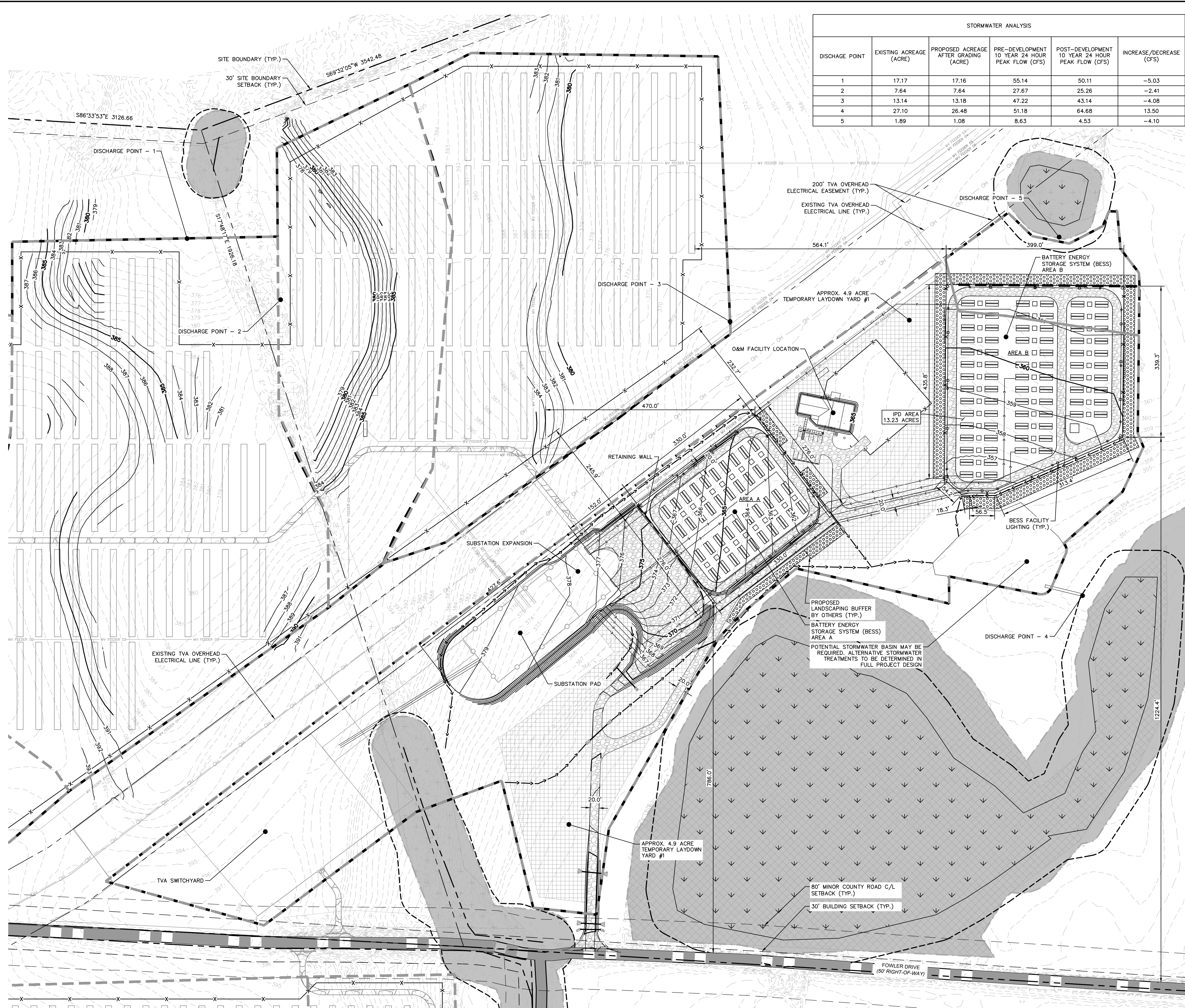
EXISTING CONDITIONS LEGEND	
	SITE BOUNDARY
	EXISTING ONE-FOOT CONTOUR
	EXISTING ROAD
	EXISTING ELECTRICAL LINES
	EXISTING ELECTRICAL EASEMENT

SITE LEGEND	
	CHAIN LINK FENCE
	SETBACK
	ARRAY LAYOUT
	LAYDOWN AREA
	ACCESS DRIVE
	PROPOSED LANDSCAPE BUFFER (BY OTHERS)
	PROPOSED DRAINAGE DITCH
	LIGHT FIXTURE
	EXISTING MEDIUM VOLTAGE LINE
	PROPOSED MEDIUM VOLTAGE LINE

ENVIRONMENTAL LEGEND	
	100- YEAR FLOOD ZONE
	ENDANGERED BAT HABITAT (NO DISTURBANCE ALLOWED)
	SEASONAL BAT HABITAT (DISTURBANCE PERMITTED 10/15-3/31 ONLY)
	WETLAND
	LAND COVER MANDATED FOR PRESERVATION BY LOCAL AUTHORITY
	JURISDICTIONAL NON-IMPAIRED STREAM
	30-FT AVERAGE WIDTH NON-IMPAIRED TDEC BUFFER
	JURISDICTIONAL IMPAIRED STREAM
	60-FT AVERAGE WIDTH IMPAIRED TDEC BUFFER
	WET WEATHER CONVEYANCE



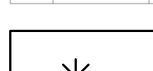
SHEET NUMBER EX1.0	YUM YUM SOLAR PREPARED FOR INVENERGY	BESS LOCATION EXHIBIT	KHA PROJECT 011091039	Kimley»»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601 PHONE: 919-835-1494 WWW.KIMLEY-HORN.COM	7	
			DATE 07/30/2026		6	
			SCALE AS SHOWN		5	
			DESIGNED BY TWB		4	
			DRAWN BY TWB		3	
			CHECKED BY		2	
			TWB		1	
FAYETTE COUNTY TN	IPD ACREAGE: 13.23 ACRES	REVISION 1	No.	DATE	BY	
				07/30/26 AMC		



STORMWATER ANALYSIS					
DISCHARGE POINT	EXISTING ACREAGE (ACRE)	PROPOSED ACREAGE AFTER GRADING (ACRE)	PRE-DEVELOPMENT 10 YEAR 24 HOUR PEAK FLOW (CFS)	POST-DEVELOPMENT 10 YEAR 24 HOUR PEAK FLOW (CFS)	INCREASE/DECREASE (CFS)
1	17.17	17.16	55.14	50.11	-5.03
2	7.64	7.64	27.67	25.26	-2.41
3	13.14	13.18	47.22	43.14	-4.08
4	27.10	26.48	51.18	64.68	13.50
5	1.89	1.08	8.63	4.53	-4.10

- ### EXISTING CONDITIONS LEGEND
- | | |
|---|------------------------------|
|  | SITE BOUNDARY |
|  | EXISTING ONE-FOOT CONTOUR |
|  | EXISTING ROAD |
|  | EXISTING ELECTRICAL LINES |
|  | EXISTING ELECTRICAL EASEMENT |

- | | <u>SITE LEGEND</u> |
|---|---------------------------------------|
|  | CHAIN LINK FENCE |
|  | SETBACK |
|  | ARRAY LAYOUT |
|  | LAYDOWN AREA |
|  | ACCESS DRIVE |
|  | PROPOSED LANDSCAPE BUFFER (BY OTHERS) |
|  | PROPOSED DRAINAGE DITCH |
|  | LIGHT FIXTURE |
|  | EXISTING MEDIUM VOLTAGE LINE |
|  | PROPOSED MEDIUM VOLTAGE LINE |

- ## ENVIRONMENTAL LEGEND
- | | |
|---|--|
|  | 100- YEAR FLOOD ZONE |
|  | ENDANGERED BAT HABITAT
(NO DISTURBANCE ALLOWED) |
|  | SEASONAL BAT HABITAT
(DISTURBANCE PERMITTED
10/15-3/31 ONLY) |
|  | WETLAND |
|  | LAND COVER MANDATED FOR
PRESERVATION BY LOCAL
AUTHORITY |
|  | JURISDICTIONAL NON-IMPAIRED
STREAM |
|  | 30-FT AVERAGE WIDTH
NON-IMPAIRED TDEC BUFFER |
|  | JURISDICTIONAL IMPAIRED
STREAM |
|  | 60-FT AVERAGE WIDTH
IMPAIRED TDEC BUFFER |
|  | WET WEATHER CONVEYANCE |

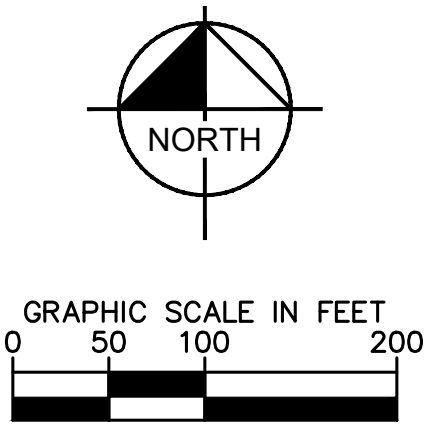
- RIDGELINE LEGEND**
- | | | | | |
|---|---|---|---|----------------------------|
| | | | | PRE-DEVELOPMENT RIDGELINE |
| | | | | POST-DEVELOPMENT RIDGELINE |

NOTES:

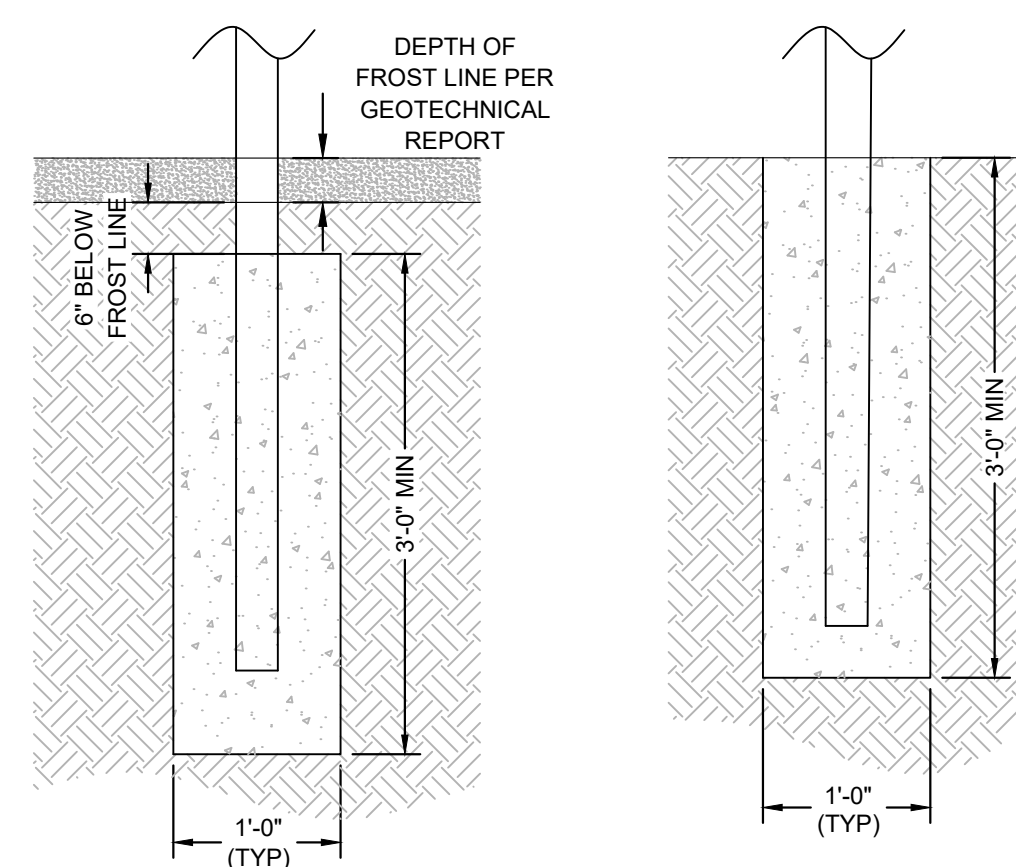
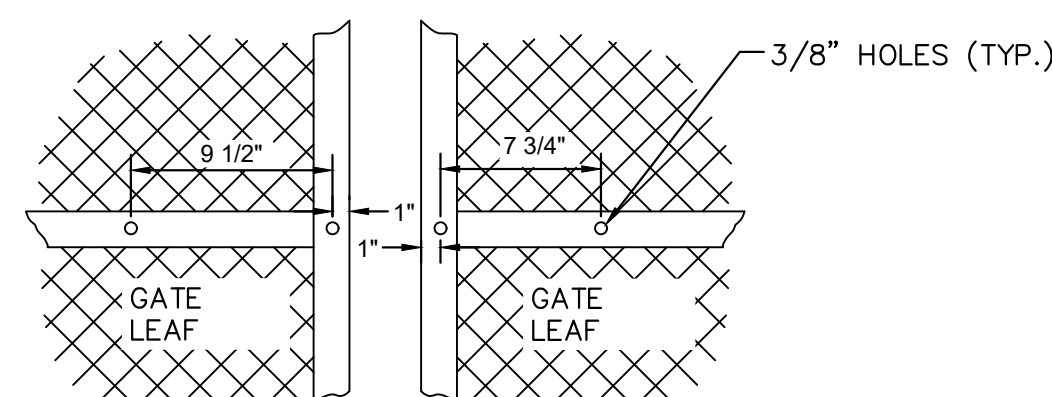
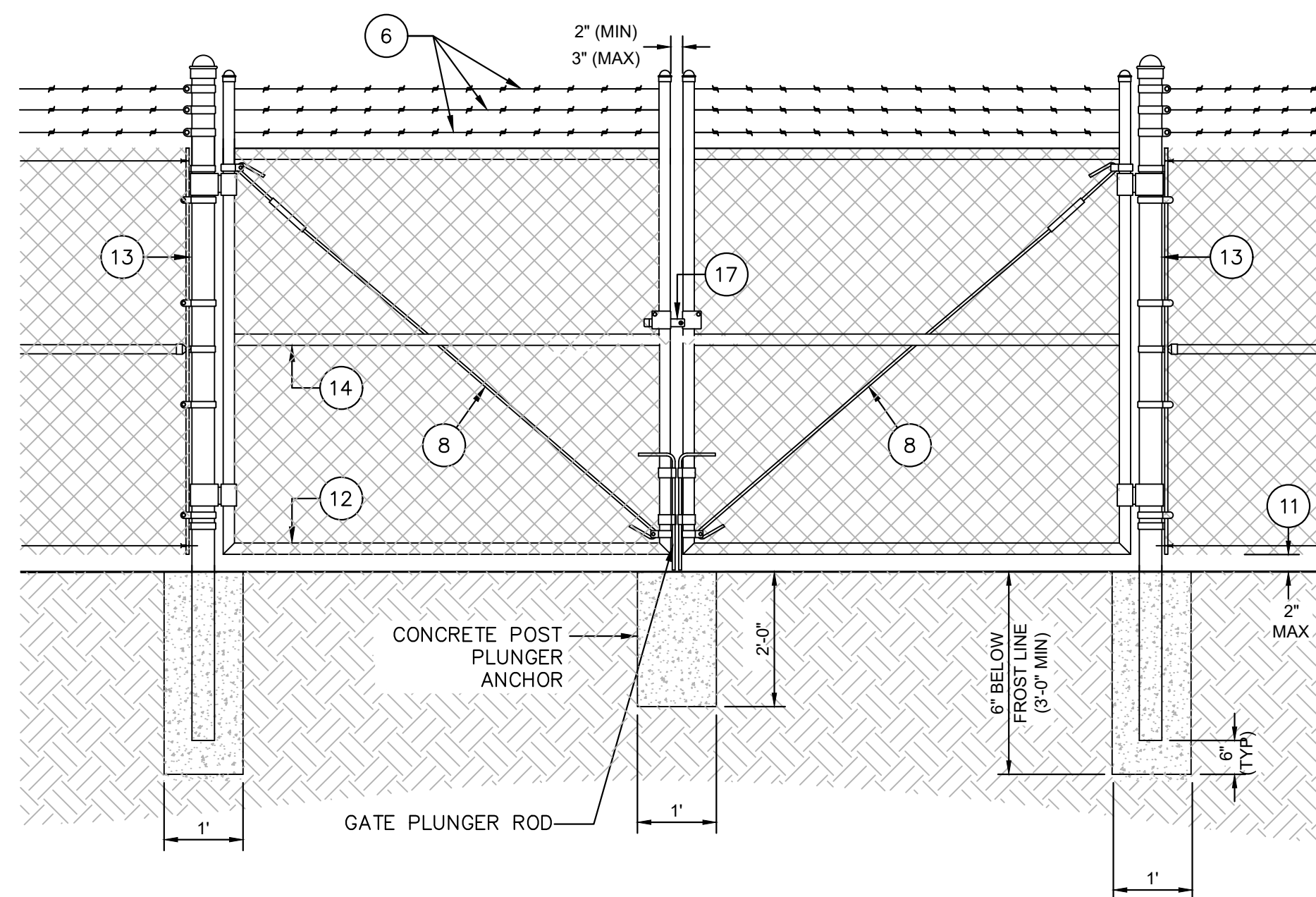
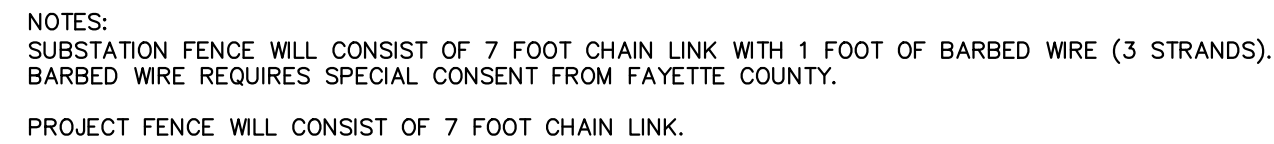
CONSTRUCTION ACTIVITY SHALL NOT ENCROACH INTO ANY WETLAND OR BUFFER AREA.

NO EXCAVATION OR GRADING OR ANY OTHER MANNER OF EARTH MOVING IS TO OCCUR WITHIN SETBACKS EXCEPT AS NECESSARY FOR PERPENDICULAR OR NEAR-PERPENDICULAR CROSSINGS, AND NO ACCESS DRIVES ARE TO BE LOCATED ALONG SETBACKS EITHER TEMPORARILY OR PERMANENTLY EVEN IF THEY WOULD NOT REQUIRE EARTHMOWING.

PER FEMA MAP 47047-00185C EFFECTIVE 11/5/2008, THIS AREA IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X).

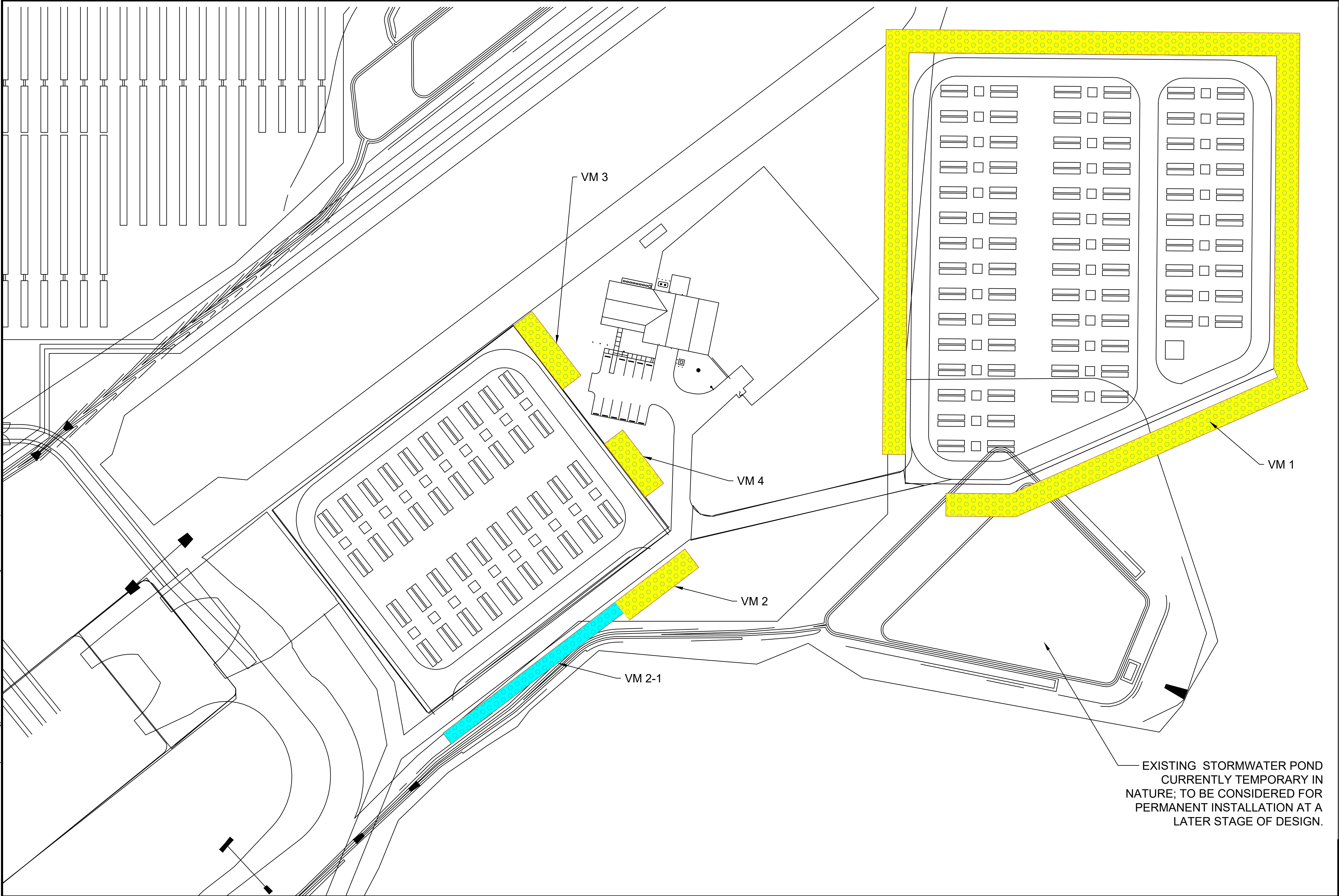


SHEET NUMBER EX1.1	YUM YUM SOLAR PREPARED FOR INVENERGY FAYETTE COUNTY	TN	IPD ACREAGE: 13.23 ACRES	BESS LOCATION EXHIBIT	EXHIBIT	© 2026 KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601 PHONE: 919-833-1494 WWW.KIMLEY-HORN.COM	Kimley»»Horn	No.	REVISIONS	DATE	BY
								1	REVISION 1	07/30/26	AMC
								2			
								3			
								4			
								5			
								6			
								7			



GENERAL NOTES

2408 --USER: Alan --ATTACHED: 06/27/2026 11:42Z.DWG WITH GEOLOCATION -- ATTACHED IMAGES: Pages from Attachment C_YumYumSite_Landscape Screening
DRAWING NAME: \\employees\ENV\PL\Diason CityPublic01_LA Files0_LA Resources02_LA Projects\Inventory\Yum Yum Yum LANDSCAPE_2026.03.23.dwg --- PLOT DATE: April 10, 2026 - 1:25PM --- LAYOUT: L-01



EXISTING STORMWATER POND
CURRENTLY TEMPORARY IN
NATURE; TO BE CONSIDERED FOR
PERMANENT INSTALLATION AT A
LATER STAGE OF DESIGN.

- VEGETATIVE MITIGATION (VM) PLANTINGS - TYPE 1
(15'-25'-WIDE)
- VEGETATIVE MITIGATION (VM) PLANTINGS - TYPE 2
(15'-WIDE)



1	AL	4/14/2026	PER CLIENT'S COMMENTS		MR			
NO.	BY	DATE	REVISION		APPD.			
PROJECT:								
YUM YUM								
TITLE:								
LANDSCAPE PLAN								
DRAWN BY:		AB	PROJ. NO.:		724065			
CHECKED BY:		MR	L-01					
APPROVED BY:		MR						
DATE:		03.24.2026						
								
FILE NO.:								
YUMYUM_LANDSCAPE.DWG								

THE LANDSCAPE PLAN AND DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE LAYOUT PLAN, GRADING PLAN AND/OR UTILITIES PLAN FOR ALL OTHER INFORMATION.

2. THE CONTRACTOR SHALL MONITOR AND GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR THE LIFETIME OF THE PROJECT AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE INVASIVE SPECIES MONITORING, REMOVAL, AND SUPPLEMENTATION. MONITORING OF THE PROJECT SITE SHALL OCCUR IN THE SPRING AND THE FALL TO DETERMINE THE PRESENCE OF INVASIVE SPECIES. SHOULD ANY INVASIVE SPECIES BE IDENTIFIED WITHIN THE PROJECT SITE, THE INVASIVE SPECIES SHALL BE REMOVED ACCORDING TO METHODS MOST LIKELY TO BE EFFECTIVE IN CONTROLLING THAT SPECIES AND SUPPLEMENTING ITS REPLACEMENT WITH APPROPRIATE VEGETATION AND SEED MIX IDENTIFIED (AND APPROVED) ON THIS PLAN AND/OR AN APPROVED EQUAL. ADDITIONAL MAINTENANCE RESPONSIBILITIES INCLUDE: APPROVED CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING OF TREE STRAP GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE FOR THE DURATION OF BESS USE BY THE OWNER/OPERATOR AFTER FINAL ACCEPTANCE. WATERING OF THE LANDSCAPE BUFFER AREAS SHALL BE IMPLEMENTED BY THE USE OF A WATERING TRUCK.

3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, APPROVED SEEDING MIX, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWING(S) AND LISTED IN THE PLANT SCHEDULE(S) AND/OR SEEDING TABLE(S). IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND/OR SEEDING TABLE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCLIMATED BY THE SUPPLY NURSERY TO THE LOCAL HARDINESS ZONE AND BE CERTIFIED THAT THE PLANTING MATERIAL HAS BEEN GROWN FOR A MINIMUM OF (2) TWO YEARS AT THE SOURCE AND OBTAINED WITHIN 200 MILES OF PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER. CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE ARCHITECT.

4. THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO SLOPE, VEGETATION, AND SITE FACTORS SUCH AS THE LOCATION OF ROCK OUTCROPS. PRIOR TO PLANTING THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS. THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE ARCHITECT SHALL APPROVE THE FIELD LOCATIONS OR ADJUSTMENTS OF THE PLANT MATERIAL.

5. ALL SHRUB MASSING SHALL BE MULCHED TO A DEPTH OF 2" AND SHREDDED HARDWOOD BARK MULCH SHALL BE USED FOR SHRUB MASSING AREAS.

6. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE CONTRACTOR. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED AS PER THE DETAIL. SEE LANDSCAPING PLAN(S) FOR PLANTING DETAILS.

7. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND/OR UTILITY PLANS FOR STORM, SANITARY, GAS, ELECTRIC, TELEPHONE AND WATER LINES. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.

8. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING, PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAIL OR SPECIFICATIONS. REPLACE SOIL WITH MODERATELY COMPACTED, LOAM OR SANDY, DAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED UNLESS RECOMMENDED OTHERWISE BY SOIL ANALYSIS.

PLANTING SOIL MIXTURE:
2 PARTS PEAT MOSS
5 PARTS TOPSOIL
MYCORRHIZA INOCULANT - "TRANSPLANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
FERTILIZER/LIME APPLY AS RECOMMENDED BY SOIL ANALYSIS

- TREES, AND SHRUBS: TREES AND SHRUBS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED AND HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCATION OF THE PROJECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY, WITH NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY AND WELL-DEVELOPED ROOT SYSTEMS. ALL TREES SHALL HAVE STRAIGHT SINGLE TRUNKS WITH THEIR MAIN LEADER INTACT UNLESS OTHERWISE STATED. THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, LANDSCAPE ARCHITECT SHALL ONLY PERMIT SUBSTITUTIONS UPON WRITTEN APPROVAL. THEIR SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED ON THE DRAWINGS MAY BE USED IF APPROVED. THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL TREES AND SHRUBS SHALL BE MULCHED IN ACCORDANCE WITH THE RESPECTIVE PLANTING DETAIL(S) PROVIDED IN THE LANDSCAPING PLAN.
- ALL PRUNING SHALL CONFORM TO THE TREE CARE INDUSTRY ASSOCIATION (TCIA) ANSI A300 (PART 1) - 2017 PRUNING STANDARDS. PRUNING STANDARDS SHALL RECOGNIZE BUT, ARE NOT LIMITED TO, THE FOLLOWING PRUNING OBJECTIVES: MANAGE RISK, MANAGE HEALTH, DEVELOP STRUCTURE, PROVIDE CLEARANCE, MANAGE SIZE OR SHAPE, IMPROVE AESTHETICS, MANAGE PRODUCE OR FRUIT, FLOWERS, OR OTHER PRODUCTS, AND/OR MANAGE WILDLIFE HABITAT. DEVELOPING STRUCTURE SHALL IMPROVE BRANCH AND TRUNK ARCHITECTURE, PROMOTE OR SUBORDINATE CERTAIN LEADERS, STEMS, OR BRANCHES; PROMOTE DESIRABLE BRANCH SPACING; PROMOTE OR DISCOURAGE GROWTH IN A PARTICULAR DIRECTION (DIRECTIONAL PRUNING); MINIMIZE FUTURE INTERFERENCE WITH TRAFFIC, LINES OF SIGHT, INFRASTRUCTURE, OR OTHER PLANTS; RESTORE PLANTS FOLLOWING DAMAGE; AND/OR REJUVENATE SHRUBS. PROVIDING CLEARANCE SHALL ENSURE SAFE AND RELIABLE UTILITY SERVICES; MINIMIZE CURRENT INTERFERENCE WITH TRAFFIC, LINES OF SITE, INFRASTRUCTURE, OR OTHER PLANTS; RAISE CROWN(S) FOR MOVEMENT OF TRAFFIC OR LIGHT PENETRATION; ENSURE LINES OF SIGHT OR DESIRED VIEWS; PROVIDE ACCESS TO SITES, BUILDINGS, OR OTHER STRUCTURES; AND/OR COMPLY WITH REGULATIONS.
- NO PHOSPHOROUS SHALL BE USED AT PLANTING TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY A HORTICULTURAL TESTING LAB AND SOIL TESTS SPECIFICALLY INDICATE A PHOSPHOROUS DEFICIENCY THAT IS HARMFUL, OR WILL PREVENT NEW LAWNS/GRASSES AND PLANTINGS FROM ESTABLISHING PROPERLY.
- IF SOIL TESTS INDICATE A PHOSPHOROUS DEFICIENCY THAT WILL IMPACT PLANT AND LAWN ESTABLISHMENT, PHOSPHOROUS SHALL BE APPLIED AT THE MINIMUM RECOMMENDED LEVEL PRESCRIBED IN THE SOIL TEST FOLLOWING ALL APPLICABLE STANDARDS, REQUIREMENTS, AND/OR REGULATIONS.
- ALL SLOPES GREATER THAN 3:1 RECEIVING A WILDFLOWER, WETLAND, AND/OR GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
- ALL WILDFLOWERS AND GRASSES SOWN SHALL BE ALLOWED TO GROW TO THEIR NATURALLY OCCURRING HEIGHTS WHENEVER POSSIBLE. NATIVE WILDFLOWERS AND/OR GRASSES CAN BE MOWED/MAINTAINED (WITHIN ACCEPTABLE AREAS IDENTIFIED AND/OR APPROVED BY APPROPRIATE REGULATORY AGENCIES) AS OFTEN AS NEEDED TO KEEP THE VEGETATION AT A DESIRED AND/OR MANAGEABLE/MANICURED HEIGHT.

9. INVASIVE SPECIES SHALL NOT BE PERMITTED.

10. PLANT MATERIALS SHALL NOT INCLUDE MORE THAN 25% OF ANY SINGLE SPECIES. THE PLANTINGS SHALL INCLUDE A MIX OF EVERGREEN AND DECIDUOUS TREES, UNDERSTORY TREES, SHRUBS, AND FLOWERING HERBACEOUS LAYER.

11. ALL PLANT MATERIAL SHALL CONFORM TO THE PLAN SIZE SPECIFICATIONS AS ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK LATEST EDITION.



N.T.S.



N.T.S.



N.T.S.

A horizontal scale bar with markings at 0, 50, 100, 150, and 200 feet. The bar is divided into alternating black and white segments. Below the bar, the text "SCALE IN FEET" is centered.

1	AL	4/14/2026	PER CLIENT'S COMMENTS	MR
NO.	BY	DATE	REVISION	APP'D.

PROJECT:

YUM YUM

TITLE

LANDSCAPE DETAILS

DRAWN BY:

AB

PROJ. NO.:

L - 02

DATE: _____

03.24.2026



FILE NO.:

YUMMYUM LANDSCAPE.DWG

24x8 --USER: Alan --ATTACHED: IRETS: Export-BESS from K142.DWG WITH GEOLOCATION -- ATTACHED IMAGES: Pages from Attachment C_YumYumSolar_Landscape Screening
DRAWING NAME: \\employees\ENV\PL\Disson City\Public01_LA Files01_LA Resources02_LA Projects\Inveneg\Yum Yum LANDSCAPE_2026.03.23.dwg --- PLOT DATE: April 10, 2026 - 1:25PM --- LAYOUT: L-Details (2)

LEGEND

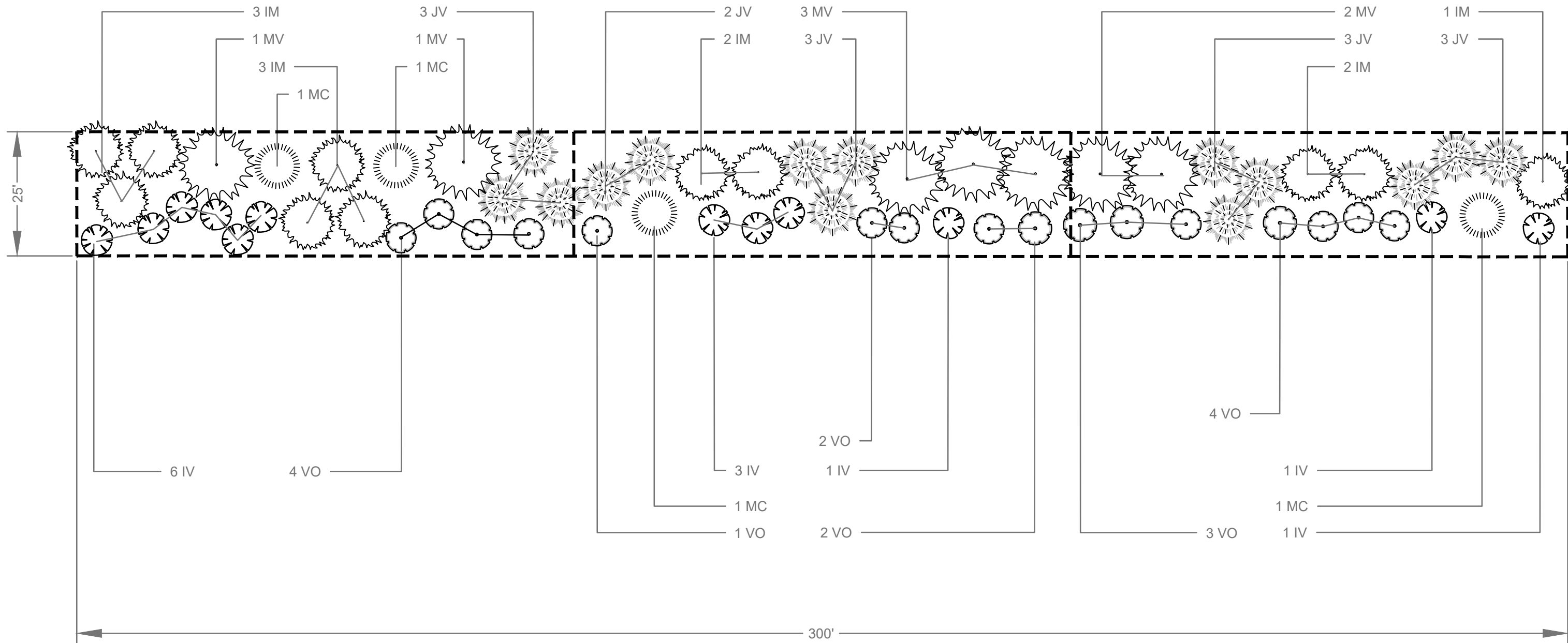
VISUAL MITIGATION PLANTING TEMPLATE - TYPE 1
LANDSCAPE PLANTING SCHEDULE (TYPICAL VISUAL BUFFER/SCREENING EFFORT)

DECIDUOUS AND EVERGREEN TREES

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT	MATURE HEIGHT
IM	ILEX X 'MARY NELL' MARY NELL HOLLY	11	6'-7' HT.	B&B	15'-20' HT.
JV	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	14	6'-7' HT.	B&B	40'-50' HT.
MC	MYRICA CERIFERA WAX MYRTLE	4	6'-7' HT.	B&B	10'-12' HT.
MV	MAGNOLIA VIRGINIANA SOUTHERN MAGNOLIA	7	10'-12' HT.	B&B	15'-25' HT.

SHRUBS

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT	MATURE HEIGHT
IV	ILEX GLABRA INKBERRY	12	18"-24" HT.	#3/5 CONT.	4'-6' HT.
VO	VIBURNUM OBOVATUM SMALL-LEAF OR WALTER'S VIBURNUM	16	18"-24" HT.	#3/5 CONT.	3'-5' HT.



VISUAL MITIGATION PLANTING TEMPLATE - TYPE 1

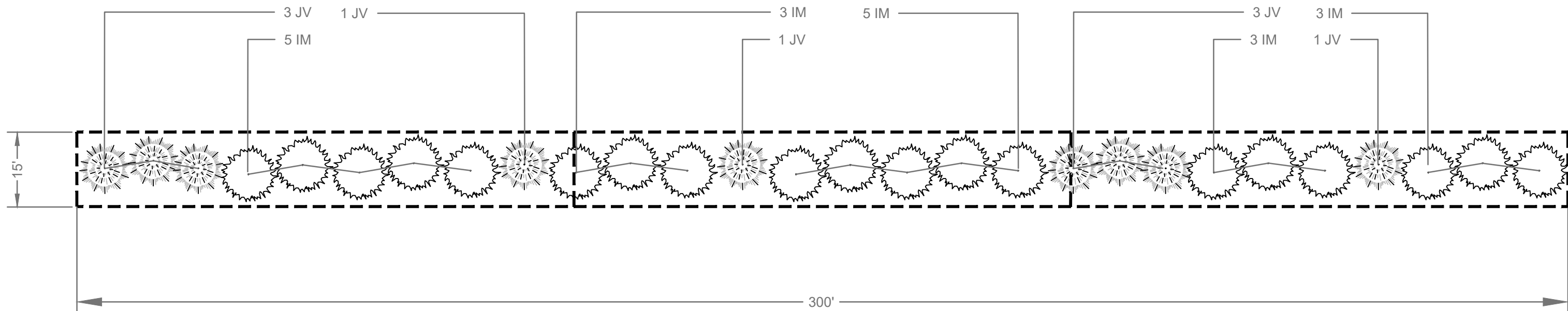
SCALE: 1" = 20'-0"

LEGEND

VISUAL MITIGATION PLANTING TEMPLATE - TYPE 2
LANDSCAPE PLANTING SCHEDULE (TYPICAL VISUAL BUFFER/SCREENING EFFORT)

DECIDUOUS AND EVERGREEN TREES

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT	MATURE HEIGHT
IM	ILEX X 'MARY NELL' MARY NELL HOLLY	19	6'-7' HT.	B&B	15'-20' HT.
JV	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	9	6'-7' HT.	B&B	40'-50' HT.



VISUAL MITIGATION PLANTING TEMPLATE - TYPE 2

SCALE: 1" = 20'-0"

LEGEND

VISUAL MITIGATION PLANTING TEMPLATE TYPES 1 & 2
OVERALL VM LENGTHS TOTAL = 2,136 LINEAR FEET

DECIDUOUS AND EVERGREEN TREES

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT	MATURE HEIGHT
IM	ILEX X 'MARY NELL' MARY NELL HOLLY	87	6'-7' HT.	B&B	15'-20' HT.
JV	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	95	6'-7' HT.	B&B	40'-50' HT.
MC	MYRICA CERIFERA WAX MYRTLE	26	6'-7' HT.	B&B	10'-12' HT.
MV	MAGNOLIA VIRGINIANA SOUTHERN MAGNOLIA	44	10'-12' HT.	B&B	15'-25' HT.

SHRUBS

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT	MATURE HEIGHT
IV	ILEX GLABRA INKBERRY	78	18"-24" HT.	#3/5 CONT.	4'-6' HT.
VO	VIBURNUM OBOVATUM SMALL-LEAF OR WALTER'S VIBURNUM	100	18"-24" HT.	#3/5 CONT.	3'-5' HT.

- * NOTE:
- VM1 = 1,646 LF
- VM2 = 95 LF
- VM2-1 = 235 LF
- VM3 = 87 LF
- VM4 = 73 LF

OVERALL PLANT TOTALS

N.T.S.

1	AL	4/14/2026	PER CLIENT'S COMMENTS	MR	
NO.	BY	DATE	REVISION	APPD.	
PROJECT:					
YUM YUM					
TITLE:					
LANDSCAPE DETAILS					
DRAWN BY:		AB	PROJ. NO.:		724065
CHECKED BY:		MR			
APPROVED BY:		MR	L - 03		
DATE:		03.24.2026			
FILE NO. YUMYUM_LANDSCAPE.DWG					

FAYETTE COUNTY, TENNESSEE
Regional Planning Commission

Staff Report



TO: County Commission
FROM: Jim Atkinson
MEETING CYCLE: August 2026
SUBJECT: Consideration of an Amendment to Article V, Section 13 of the Fayette County Zoning Resolution regarding Solar Voltaic Facility Siting and Development

PLANNING COMMISSION RECOMMENDATION

The Regional Planning Commission reviewed this item at its meeting on August 3, 2026 and recommended approval of the combined zoning amendments described in this report with two conditions:

1. Clarify ownership requirements in Section six (6).
2. Define fencing and spacing requirements in Sections 22 and 23.

The amendments establish clearer standards for the location and design of utility-scale solar energy facilities, including zoning eligibility, proximity to transmission infrastructure, separation from other solar facilities, floodplain restrictions, minimum site area, access, setbacks, screening, open space, and wildlife movement.

Before the amendments are prepared in final adoption form, staff recommends confirming the proposed administrative process for the Special Activity-Solar classification and the extent of the Board of Appeals' authority to modify individual development standards.

BACKGROUND

The proposed amendments consolidate two sets of policy recommendations previously developed for utility-scale solar facilities:

1. Location criteria addressing zoning classification, floodplain restrictions, proximity to other solar facilities and transmission infrastructure, Growth Plan designations, site acreage, access, and acreage caps.
2. Site-design standards addressing setbacks, screening, visual compatibility, open space, and wildlife movement.

RECOMMENDED ZONING AMENDMENTS

1. Authorized Zoning Classification

FAYETTE COUNTY, TENNESSEE

Regional Planning Commission



Staff Report

Utility-scale solar energy facilities may be considered only within the Special Activity-Solar zoning classification or other specifically established solar approval category.

Approval of the zoning classification shall not eliminate the requirement for any special-exception, site-plan, building, stormwater, utility, or other approval otherwise required by the Fayette County Zoning Resolution or applicable law.

2. Growth Plan Location

A utility-scale solar energy facility shall be located only in an area designated Rural under the applicable Growth Plan.

A facility proposed within a municipality's Urban Growth Boundary may be considered only when the affected municipality:

- Waives the Rural-area restriction; or
- Provides written support for the proposed facility location.

Any municipal waiver or statement of support shall be submitted as part of the application.

3. Floodplain and Floodway Restrictions

Utility-scale solar energy facilities shall be prohibited within:

- The 100-year floodplain;
- The 500-year floodplain; and
- A designated floodway.

The required site plan shall identify all applicable flood-hazard areas based on the current effective flood-insurance-rate maps and any more detailed flood information available to the County.

No solar panels, support structures, substations, inverters, battery-storage equipment, occupied support buildings, or other above-ground facility components shall be located within the prohibited areas.

4. Proximity to Transmission Infrastructure

A utility-scale solar energy facility shall be located within **0.5 mile** of an existing TVA transmission line or other transmission infrastructure approved by the County.

The application shall identify:

- The transmission facility serving the project;
- The proposed point of interconnection;
- The distance between the project and the transmission facility;

FAYETTE COUNTY, TENNESSEE

Regional Planning Commission



Staff Report

- Any proposed transmission-line extension; and
- All associated utility easements.

This requirement is intended to reduce the need for extensive new transmission corridors and encourage the coordinated use of existing electrical infrastructure.

5. Separation Between Solar Facilities

A utility-scale solar energy facility shall not be located within **1.5 miles** of another existing or approved utility-scale solar energy facility.

For purposes of this standard, an "approved" facility should include a facility that has received final zoning or special-exception approval, regardless of whether construction has commenced.

Expansion of an existing facility onto adjoining or nearby property under common project control should be treated as an amendment or expansion of the existing facility rather than as a separate solar facility, subject to County approval.

6. Minimum Project Site Area

The minimum site area for a utility-scale solar energy facility shall be **250 acres**.

The final amendment should clarify whether the minimum acreage:

- Must be contiguous;
- May include multiple parcels under unified ownership or control;
- May include transmission, substation, open-space, and environmental-buffer areas; and
- Is measured before or after excluding public rights-of-way or unrelated intervening parcels.

Staff recommends that all land included in the approved facility be under unified ownership or legally enforceable unified control.

7. Countywide and Civil-District Acreage Caps

No countywide acreage cap or civil-district acreage cap shall apply to utility-scale solar energy facilities.

Each application shall instead be evaluated under the location, separation, site-design, infrastructure, environmental, and compatibility standards contained in the Zoning Resolution.

Removal of a fixed acreage cap does not create an entitlement to approval and does not limit the County's authority to deny a facility that fails to satisfy the applicable approval criteria.

FAYETTE COUNTY, TENNESSEE

Regional Planning Commission

Staff Report



8. Public-Road Access

Each utility-scale solar energy facility shall provide at least two access points from public roads, subject to review and approval by Fayette County.

Access points shall:

- Be shown on the site plan;
- Be designed for construction, maintenance, fire, and emergency vehicles;
- Provide adequate gate width, turning radius, load capacity, and all-weather access;
- Be located to provide safe sight distance;
- Avoid unnecessary disturbance of adjoining property; and
- Comply with state or County driveway-permit requirements.

Where an access point is proposed on a state highway, the applicant shall obtain the required approval from the Tennessee Department of Transportation.

The County may require access improvements or emergency-access arrangements based on the size, configuration, phasing, and operating characteristics of the facility.

9. Setback from Existing Dwellings

Solar panels shall not be installed within **1,000 feet** of an existing livable dwelling unit located on property not owned by the owner of the facility site.

The site plan shall identify all existing dwelling units within at least 1,000 feet of the project boundary and show the required separation distance.

The dwelling setback shall be measured from the nearest solar panel to the nearest exterior wall of the dwelling unless another measurement method is established in the final amendment.

10. Setback from State and Major County Roads

Solar panels shall not be located within **1,000 feet of the centerline** of a state road or designated Major County Road.

The Board of Appeals may reduce this setback to not less than **300 feet from the road centerline** when the applicant demonstrates that existing or constructed topography, vegetation, land cover, or other approved screening will adequately screen the solar panels throughout the otherwise required 1,000-foot distance.

Any approved reduction should be based on evidence submitted by the applicant, including:

- Existing topography;
- Existing vegetation and land cover;

FAYETTE COUNTY, TENNESSEE

Regional Planning Commission



Staff Report

- Proposed grading;
- Landscape plans;
- Viewshed information or visual simulations; and
- A long-term maintenance and replacement plan.

The reduced setback should apply only to the portion of the facility for which adequate screening is demonstrated.

11. Exterior Project-Boundary Setbacks

The following setbacks shall apply from the exterior boundary of a utility-scale solar facility:

Adjacent land use	Minimum setback
Noncommercial land uses, including agricultural land	300 feet
Commercial land uses	250 feet

Setbacks shall be measured from the exterior project boundary to the nearest above-ground solar-facility component unless the final amendment establishes a different measurement point.

Where more than one setback applies, the most restrictive standard shall govern.

12. Internal Parcels

Exterior project-boundary setbacks shall not apply between internal parcels that are included within the same approved solar project.

Internal parcel lines may remain for ownership, taxation, financing, or other purposes, provided that:

- All parcels are included in the approved project;
- The land remains under unified ownership or enforceable unified control;
- Internal parcel lines do not interfere with emergency access or required improvements; and
- The overall project complies with the setbacks measured from its exterior boundary.

13. Authority to Increase Setbacks

The Board of Appeals may increase a required setback or require additional landscaping when warranted by:

- Drainage conditions;
- Visibility from roads or adjoining properties;
- Differences in elevation;
- Proximity to residences;

FAYETTE COUNTY, TENNESSEE

Regional Planning Commission



Staff Report

- Existing land-cover conditions; or
- Other site-specific compatibility concerns.

Any increased setback or additional screening requirement shall be reasonably related to an identified impact of the proposed facility.

14. General Screening Standard

Above-ground components of a utility-scale solar energy facility shall be significantly screened from adjacent properties to the extent reasonably practicable.

Required screening may consist of one or more of the following:

- Existing natural vegetation;
- Preserved tree growth;
- New plantings;
- Existing or constructed landforms;
- Fencing with screening material; or
- A combination of these methods.

Screening shall be designed to reduce direct views of panels and associated equipment, particularly from occupied residential lots and public roads.

15. Landscape Buffering

A landscape and screening plan shall be submitted with the site plan. The plan shall identify:

- Existing vegetation to remain;
- Proposed plant species;
- Installed plant sizes;
- Spacing and quantities;
- Buffer width;
- Fencing and screening materials;
- Existing and proposed topography;
- Planting and establishment schedules;
- Irrigation or watering provisions where necessary; and
- Maintenance and replacement responsibilities.

The buffer should be designed to mature within two years and reduce views of the facility from dwelling units on adjoining occupied properties.

Required landscaping shall be maintained for the life of the facility. Dead, damaged, diseased, or missing plant material shall be replaced within the next appropriate planting season.

16. Existing Natural Buffers

FAYETTE COUNTY, TENNESSEE

Regional Planning Commission



Staff Report

Existing tree growth, vegetation, and natural landforms may satisfy all or part of the buffering requirement when they provide a reasonably sufficient visual screen.

Where existing vegetation is credited toward the required buffer:

- The protected vegetation shall be identified on the approved plan;
- Clearing or substantial alteration shall be prohibited except for approved access, utilities, drainage, or safety work;
- The applicant shall provide for long-term maintenance and protection; and
- Supplemental planting shall be required if the existing buffer is removed, damaged, or no longer provides adequate screening.

17. Preservation of Topography and Land Cover

The Board of Appeals may require the preservation of topographic features, wooded areas, vegetation, or other land cover where preservation will:

- Conceal the facility from adjoining property or public rights-of-way;
- Enhance required open spaces;
- Protect environmental resources;
- Reduce grading or stormwater impacts; or
- Improve compatibility with the surrounding area.

Areas required to be preserved shall be clearly identified on the approved site plan.

18. Support-Building Design

Support buildings and related structures shall use materials, colors, textures, screening, and landscaping that blend the facilities into the natural setting and surrounding development.

Brightly reflective materials should be prohibited except where required for safety, electrical performance, or compliance with an applicable code.

The exterior treatment of support buildings shall be reviewed as part of the required site plan.

19. Support-Building Height

Support buildings and related structures shall not exceed 25 feet in height.

The final amendment should clarify whether the height limit applies to:

- Operations-and-maintenance buildings;
- Equipment shelters;
- Inverter or transformer structures; and
- Other accessory structures.

FAYETTE COUNTY, TENNESSEE

Regional Planning Commission



Staff Report

Electrical transmission structures, utility poles, lightning-protection equipment, and similar facilities may require a separate height standard or exemption.

20. Required Open Space

Not less than **20 percent** of the approved solar-facility site shall be designated as open space, with the applicable percentage determined by the Board of Appeals as part of the project approval.

In determining the required percentage, the Board may consider:

- Project size;
- Existing environmental resources;
- Visibility from adjoining properties and public roads;
- Wildlife-movement needs;
- Site topography;
- Agricultural land characteristics; and
- The amount and location of undeveloped land within the project.

Required open space shall be shown and quantified on the approved site plan.

21. Open-Space Restrictions

Required open space shall not be occupied by above-ground solar-facility components.

Minimum building or facility setbacks required by the Zoning Resolution shall not be counted toward the required open-space percentage.

Open-space areas may include preserved vegetation, wildlife corridors, environmentally sensitive areas, internal natural areas, and other land intentionally maintained without above-ground facility development.

The final amendment should clarify whether underground utility lines, drainage facilities, access crossings, or similar limited improvements may cross designated open space.

22. Wildlife Corridors

The applicant shall identify at least one corridor through or around the facility that allows wildlife to navigate the project area.

The wildlife corridor shall be shown on the site plan and should:

- Connect undeveloped or natural areas where practicable;
- Avoid unnecessary dead ends;
- Remain substantially free of above-ground solar equipment;
- Coordinate with streams, wooded areas, drainageways, and existing habitat; and

FAYETTE COUNTY, TENNESSEE

Regional Planning Commission

Staff Report



- Be designed in consultation with applicable environmental agencies when required.

23. Open Areas Between Fenced Sections

Areas between separately fenced portions of the facility shall remain open, where practicable, to allow the movement of migratory animals and other wildlife.

Fence layout shall be coordinated with the required wildlife corridor. Continuous project-wide fencing should be avoided where separate fenced equipment areas can provide adequate security while maintaining wildlife movement.

Any wildlife-friendly fencing design must remain consistent with electrical, public-safety, insurance, and security requirements.

STAFF ANALYSIS

The combined amendments would establish both broad location controls and detailed site-design standards. The location criteria direct facilities toward rural areas near existing transmission infrastructure and away from flood-hazard areas and other utility-scale solar projects. The site-design provisions address the principal compatibility concerns associated with large solar developments, including visibility, proximity to residences, road frontage, preservation of existing vegetation, and wildlife movement.

The amendments provide the Board of Appeals with authority to reduce certain road and exterior-boundary setbacks when adequate screening is demonstrated. This provides flexibility for sites where topography, preserved woodlands, or other land-cover conditions address the underlying visual concern. However, the dwelling setback does not include a comparable reduction provision in the recommendations provided to staff.

STAFF FINDINGS

Staff finds that the combined amendments:

1. Establish clear thresholds for where utility-scale solar facilities may be considered.
2. Encourage facilities to locate near existing transmission infrastructure.
3. protect flood-prone areas from above-ground utility-scale solar development.
4. Avoid excessive concentration by requiring separation between facilities.
5. Establish meaningful protections for residences, public roads, agricultural land, and other noncommercial property.
6. Allow limited setback flexibility where screening and site conditions achieve the purpose of the standard.
7. Require long-term landscape screening and protection of existing natural buffers.
8. Establish open-space and wildlife-movement standards not fully addressed by conventional commercial or industrial zoning regulations.
9. Eliminate arbitrary countywide and civil-district acreage caps while retaining project-specific zoning review.

FAYETTE COUNTY, TENNESSEE
Regional Planning Commission



Staff Report

10. Require additional drafting clarification concerning administration, measurement methods, open-space calculations, and the Special Activity-Solar approval process.