

ORDINANCE 2026-4

**AN ORDINANCE TO AMEND THE MILLINGTON MUNICIPAL CODE, TITLE 14
ZONING AND LAND USE CONTROL, CHAPTER 5, DEFINITIONS AND
CHAPTER 8, INDUSTRIAL DISTRICT PROVISIONS, TO INCLUDE LANGUAGE
REGARDING SOLAR POWER PLANT AND SOLAR FARM**

WHEREAS, pursuant to Tennessee Code Annotated Sections 13-7-201 through 13-7-204 the City of Millington is empowered to adopt a Municipal Zoning Ordinance and Map and provide for its administration and enforcement; and

WHEREAS, the Board of Mayor and Aldermen deem it necessary, for the purpose of promoting the health, safety, morals and general welfare of the City to amend said Ordinance to revise language concerning solar farms and solar power plants; and

WHEREAS, pursuant to Tennessee Code Annotated, Sections 13-7-203 and 13-7-204, on December 15, 2025, the Millington Planning Commission did review at a duly advertised public hearing and recommend approval of the proposed amendments.

NOW, THEREFORE, BE IT ORDAINED, by the Board of Mayor and Aldermen for the City of Millington, Tennessee, the Millington Zoning Ordinance be amended to add the following language:

14-501: (124) "Solar Power Plant" Any facility designed to generate electricity from solar energy with a capacity exceeding 1 megawatt (MW), including associated infrastructure such as inverters, transformers, and transmission lines.

14-501: (125) "Solar Farm" A collection of solar panels or arrays installed on land primarily for the purpose of generating electricity for off-site use or sale.

14-802: (2) Special exceptions. No uses are permitted on approval of the board of zoning appeals, except that towers for use by or in connection with commercial mobile communications services, vape stores, solar power plant, solar farm, or concrete batch plants may be permitted in M-2 Districts upon such approval, subject to applicable provisions of this zoning ordinance.

14-802: (16): (a) Solar Power Plant and Solar Farms additional site plan requirements: A detailed site plan prepared by a licensed engineer, in accordance with all current City of Millington Zoning Ordinance and Design Standards including:

- (i) Exact location and dimensions of all solar panels, inverters, transformers, and other infrastructure.
- (ii) Buffer zones with a minimum width of 500 feet from all property lines, public roads, and residential zones surrounding the solar power plant or solar farm that must remain undeveloped and landscaped to mitigate visual and environmental impacts.
- (iii) Topographic survey showing existing vegetation, water bodies, and wetlands.
- (iv) Environmental Impact Assessment: A comprehensive study conducted by a third-party consultant approved by the municipality, evaluating:
 - Impacts on local wildlife, endangered species, and migratory birds.
 - Soil erosion, stormwater runoff, and groundwater contamination risks.
 - Effects on agricultural land and prime farmland soils.

- (v) Visual Impact Study: A study including photo simulations from multiple vantage points, demonstrating the project's impact on scenic vistas, historic sites, and community aesthetics.
- (vi) Community Impact Report: An analysis of the project's effects on property values, traffic, noise, and local infrastructure, including a fiscal impact assessment. Noise from inverters or other equipment shall not exceed 40 decibels at the property line during daytime hours and 30 decibels at night. The site must be maintained free of weeds, debris, and damaged panels, with immediate repairs required for any non-compliance with additional maintenance requirements outlined in

Title 13 of the City of Millington Municipal Code. Operators must submit annual reports detailing energy production, environmental impacts, and compliance with permit conditions.

(vii) Decommissioning Plan: Shall be conducted in accordance with TCA 66-9-207

(viii) All solar infrastructure must be set back at least 1,000 feet from any residential property, school, park, or public waterway. A minimum of 100 acres are required for lot size.

BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon its second and final passage.

Public Hearing:

First Reading: January 12, 2025

Final Reading:

Larry Dagen, Mayor

Karen Findley, City Clerk