Comprehensive Report: Memphis Data Center Ordinance Analysis

I. Similarities Across All Documents

- All documents acknowledge high-impact nature of data centers.
- All aim to protect public health, neighborhoods, and environmental resources.
- All require or anticipate disclosure of operational information.
- All emphasize need for long-term planning and infrastructure standards.
- All involve Memphis City Council oversight and policymaking.

II. Differences Among the Documents

A. Purpose and Function

- 5982 – Temporary pause; stops new approvals for study period.
- 5985 – Creates long-term strategic district and fiscal framework.
- 5986 – Establishes strict operational regulations in UDC.
- Resolution – Policy directive; not regulatory.

B. Water & Cooling Rules

- 5982 – No rules; study only.
- 5985 – Water Assurance Standard with strict cooling limitations.
- 5986 – Strongest water regulations; bans evaporative cooling.
- Resolution – Policy direction for cooling and aquifer protections.

C. Energy Requirements

- 5982 – No requirements; study only.
- 5985 – Full-site MSED disclosure and onsite generation rules.
- 5986 – Renewable energy ramp and carbon phase-out mandates.
- Resolution – Calls for emissions monitoring.

D. Zoning & Siting

- 5982 – Freezes zoning approvals.
- 5985 – Creates Digital Infrastructure District with siting rules.

- 5986 – Integrates regulations into UDC for siting approvals.
- Resolution – Sets expectations for buffers, noise, and engagement.

E. Fiscal & Economic Mechanisms

- 5982 – None.
- 5985 – Introduces Recurring Fiscal Floor and Growth Dividend.
- 5986 – Developer funds utility infrastructure.
- Resolution – directs community benefits and fiscal transparency.

F. Enforcement & Reporting

- 5982 – No enforcement requirements.
- 5985 – Enforcement via Strategic Development Agreements.
- 5986 – Compliance certification, penalties, public registry.
- Resolution – Calls for regular public reporting.