

Resolution No. 26-09

A RESOLUTION ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING, AND APPROVAL OF APPLICATIONS FOR MOBILE HOMES AND MOBILE HOME PARKS WITHIN THE TOWN OF OAKLAND, TENNESSEE

WHEREAS, the Town of Oakland (Town) is authorized under Tennessee law, including the Tennessee Zoning Enabling Act (T.C.A. § 13-7-201, *et seq.*), to enact zoning regulations in furtherance of the public health, safety, morals, and general welfare; and

WHEREAS, the Town has determined that mobile homes and mobile home parks present unique land-use considerations, including but not limited to infrastructure capacity, traffic impacts, density, stormwater management, emergency access, and compatibility with surrounding land uses; and

WHEREAS, the Town currently lacks specific zoning standards governing the location, design, density, and operation of mobile homes and mobile home parks; and

WHEREAS, the Board of Mayor and Aldermen for the Town of Oakland, Tennessee (Board) desires to undertake a deliberate planning process to establish appropriate zoning regulations for mobile homes and mobile home parks, including potential amendments to the zoning ordinance and map; and

WHEREAS, during the period in which such regulations are being studied and prepared, the acceptance or approval of applications for mobile homes and mobile home parks could undermine the Town's ability to implement coherent and effective land-use controls; and

WHEREAS, the Board finds that a temporary moratorium is a reasonable and necessary measure to protect the public health, safety, and welfare while such zoning regulations are developed; and

WHEREAS, this moratorium is intended to be temporary in nature and limited in duration, and the Board commits to working in good faith toward the timely adoption of mobile homes and mobile home park zoning standards;

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen for the Town of Oakland, Tennessee, as follows:

1. A temporary moratorium is hereby imposed on the acceptance, processing, and approval of any application, permit, rezoning request, site plan, subdivision plat, or other land-use approval for the placement of mobile homes and the establishment or expansion of mobile home parks within the Town limits.

2. This moratorium shall take effect immediately upon adoption and shall remain in effect for a period of six (6) months, unless sooner repealed or extended by the Board.

3. During the moratorium period, the Town shall study, draft, and consider zoning regulations and related ordinances governing mobile homes and mobile home parks.

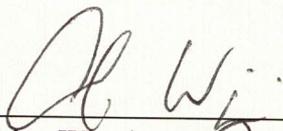
4. The Board finds that this moratorium is reasonable in scope and duration and is necessary to prevent hasty or unregulated development that could be inconsistent with future zoning regulations.

5. If any provision of this resolution is held invalid, such invalidity shall not affect the other provisions.

6. This resolution shall take effect immediately upon its adoption.

A motion was made by Alderman LaBudde to approve Resolution 26-09. The motion was seconded by Alderman Campbell. All voted in favor, none opposed. Resolution 26-09 passed.

**Done by order of the Board of Mayor and Aldermen of the Town of Oakland, Tennessee
this 19th day of February, 2026.**



Adrian Wiggins, Mayor

ATTEST:



K. Yvonne Bullard, Town Recorder

