

RESOLUTION 26-43

A RESOLUTION OF POLICY DIRECTION REGARDING FUTURE RESIDENTIAL REZONING REQUESTS AND MINIMUM LOT SIZE REQUIREMENTS PENDING COMPLETION OF COMPREHENSIVE INFRASTRUCTURE PLANNING

WHEREAS, The Board of Mayor and Aldermen of the Town of Oakland, Tennessee, pursuant to the authority granted under Tennessee Code Annotated §§ 13-7-201 through 13-7-210, is authorized to regulate land use and zoning within the municipal boundaries in order to promote the public health, safety, morals, convenience, order, prosperity, and general welfare of the community; and,

WHEREAS, The Town of Oakland has experienced significant residential growth and development pressure in recent years, resulting in numerous approved residential subdivisions and development entitlements; and,

WHEREAS, Based upon municipal development records and subdivision approvals, the Town has identified approximately four thousand (4,000) residential lots possessing vested development rights or approved subdivision status, which collectively represent a substantial future demand on municipal infrastructure and public services; and,

WHEREAS, The development of these vested residential lots will place measurable demands upon the Town's water distribution system, sanitary sewer system, roadway network, stormwater infrastructure, public safety services, and other municipal facilities; and,

WHEREAS, The Town needs to evaluate long-term infrastructure capacity, capital improvement planning, and service delivery requirements necessary to adequately serve both existing residents and the substantial number of already vested residential lots; and,

WHEREAS, The Board of Mayor and Aldermen finds that the approval of additional rezonings permitting a higher density residential development than the existing R-1 zoning district prior to completion of a comprehensive infrastructure evaluation could adversely affect the Town's ability to provide adequate public services and facilities, thereby impacting the public health, safety, and welfare of current and future residents; and,

WHEREAS, It is the responsibility of municipal governments to ensure that land use decisions are reasonably coordinated with the availability and capacity of public infrastructure and municipal services, consistent with accepted planning

principles and the police powers granted to municipalities under Tennessee law; and,

WHEREAS, The Board of Mayor and Aldermen further find that providing clear policy guidance regarding future residential rezoning requests will promote transparency, predictability, and fairness for property owners, developers, and the public.

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

SECTION 1: Until such time as the Town completes a comprehensive evaluation of municipal infrastructure capacity and related growth management policies, it shall be the policy direction of the Board of Mayor and Aldermen that the Town will not support or approve rezoning requests for residential development that permit minimum lot sizes smaller than those allowed within the Town's R-1 Residential District, which currently requires a minimum lot area of fifteen thousand (15,000) square feet.

SECTION 2: Nothing in this Resolution shall preclude the consideration of Planned Development (PD) zoning districts, provided that such developments:

1. Demonstrate superior site planning and design;
2. Provide adequate and sustainable infrastructure improvements;
3. Mitigate impacts to municipal utilities, transportation networks, and public services; and
4. Are determined by the Board of Mayor and Aldermen to be consistent with the long-term planning and infrastructure objectives of the Town.

SECTION 3: This Resolution shall not apply to property possessing legally vested development rights, including but not limited to:

- previously approved subdivision plats
- approved site development plans
- existing zoning entitlements
- developments protected under the Tennessee Vested Property Rights Act (T.C.A. §§ 13-3-413 and 13-4-310).

Nothing contained herein shall impair or otherwise restrict the lawful development of such vested properties.

SECTION 4: The purpose of this Resolution is to:

1. Ensure responsible coordination between land use decisions and infrastructure capacity;
2. Protect the Town's ability to provide adequate public facilities and municipal services;
3. Promote orderly and sustainable community growth; and
4. Provide clear policy guidance to property owners, developers, staff, and the Planning Commission regarding future residential rezoning requests.

SECTION 5: The Town's Planning Commission, municipal staff, and professional consultants shall consider this Resolution when reviewing or making recommendations regarding residential rezoning requests submitted to the Town.

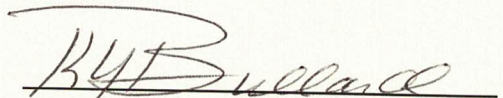
SECTION 6: Effective Date

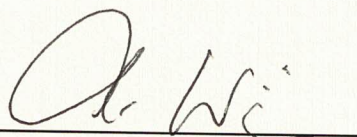
This Resolution shall take effect immediately upon adoption, the public welfare requiring it.

A motion was made by Alderman Austin to approve Resolution 26-43. The motion was seconded by Alderman Bailey. All voted in favor, none opposed. Resolution 26-43 passed.

Done by order of the Board of Mayor and Aldermen of the Town of Oakland, Tennessee this 16th day of July, 2026.

ATTEST:


K. Yvonne Bullard, Town Recorder


Adrian Wiggins, Mayor