

TITLE

AN ORDINANCE TO AMEND TITLE 13, TITLED "PROPERTY MAINTENANCE REGULATIONS," CHAPTER 5, TITLED "RESIDENTIAL RENTAL DWELLING UNIT INSPECTIONS," BY DELETING SUBSECTION 13-503(3), TITLED "DIRECTOR," IN ITS ENTIRETY AND SUBSTITUTING THEREFOR A NEW SUBSECTION 13-503(3), TITLED "CITY MANAGER"; BY DELETING SUBSECTION 13-504(2)(A), TITLED "HIGHLAND VIEW REDEVELOPMENT AREA," AND SUBSTITUTING THEREFOR A NEW SUBSECTION 13-504(2)(A), TITLED "MANHATTAN DISTRICT OVERLAY"; AND TO REPLACE ALL REFERENCES WITHIN THE CHAPTER TO "DIRECTOR" TO NOW BE "CITY MANAGER," WITH ALL CHANGES FOR THE PURPOSE OF EXPANDING THE RESIDENTIAL RENTAL INSPECTION DISTRICT AND OTHER HOUSEKEEPING UPDATES.

WHEREAS, pursuant to Tennessee Code Annotated §13-21-301 through §13-21-314 (created by Public Chapter 949 of the Public Acts of 2006), the City is authorized to enact a residential rental dwelling unit inspection ordinance to address properties within designated districts that are deteriorating or are in the process of deteriorating in order to promote the health, safety and welfare of the citizens; and

WHEREAS, the City has established such an ordinance in City Code Title 13, Chapter 5, and has designated one residential rental inspection district known as the Highland View Redevelopment Area; and

WHEREAS, the City desires to establish a broader residential rental inspection district known as the Manhattan District Overlay which is a zoning designation established by the Zoning Ordinance and which area incorporates the existing Highland View Redevelopment Area; and

WHEREAS, the Manhattan District Overlay meets the requirements set forth in state law and city ordinance regarding establishment of a residential rental inspection district, specifically the need to protect public health, safety and welfare of the occupants of the dwelling units inside the geographic area; the residential rental dwelling units within the geographic area are deteriorating or in the process of deteriorating and inspections are needed to prevent deterioration, taking into account the number, age and condition of the units inside the geographic area; and inspections are necessary to maintain health, safety and welfare of tenants and other residents living in the geographic area; and

WHEREAS, City Council hereby designates the geographic area referred to as the Manhattan District Overlay as a residential rental inspection district; and

WHEREAS, City Council hereby finds that the Manhattan District Overlay meets the requirements set forth in Tennessee Code Annotated §13-21-302(a)(2) for establishment as a residential rental inspection district; and

WHEREAS, the City desires to amend the chapter to replace all references to the "Director" with "City Manager" for consistency with other code provisions.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

Section 1. Title 13, titled "Property Maintenance Regulations," Chapter 5, titled "Residential Rental Dwelling Unit Inspections," Section 13-503, titled "Definitions," is hereby amended by deleting Subsection (3), titled "Director" in its entirety and substituting therefor a new Subsection (3), titled "City Manager," which new subsection said read as follows:

**Section 13-503. Definitions.**

- (3) "City Manager." City Manager means the City Manager or the City Manager's duly authorized designee.

Section 2. Title 13, titled "Property Maintenance Regulations," Chapter 5, titled "Residential Rental Dwelling Unit Inspections," is hereby amended by replacing all references to the "Director" with "City Manager."

Section 3. Title 13, titled "Property Maintenance Regulations," Chapter 5, titled "Residential Rental Dwelling Unit Inspections," Section 13-504, titled "Residential Rental Inspection Districts," of the Code of Ordinances, City of Oak Ridge, Tennessee, is hereby amended by deleting Subsection (2)(a) in its entirety and substituting therefor a Subsection (2)(a) which shall read as follows:

**Section 13-504. Residential Rental Inspection Districts.**


- (2) (a) Manhattan District Overlay

The geographic area of this district is established by zoning designation. The Manhattan District Overlay is a zoning overlay district contained in the Zoning Ordinance pertaining to the older core neighborhoods.

Section 4. This ordinance shall become effective ten (10) days after adoption on second reading, the welfare of the City of Oak Ridge requiring it.

APPROVED AS TO FORM AND LEGALITY:

  
Kenneth R. Krushenski, City Attorney

  
Thomas L. Beehan, Mayor

  
Diana R. Stanley, City Clerk

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