



Metro Planning Commission Meeting of 7/8/04

Item #8

Project No. Associated Case Council Bill Council District School Board District Requested By	Zone Change 2004Z-061U-14 99-85-P-14 None 15 - Loring 4 - Nevill Littlejohn Engineering Associates, Inc., applicant, for Boyle Craigmeade, LP, owner.
Staff Reviewer Staff Recommendation	Mitchell <i>Approve</i>
APPLICANT REQUEST	Rezone 4.93 acres from office limited (OL) to office general (OG) as part of a request to amend an existing Planned Unit Development. The property is located along the south side of Lebanon Pike, adjacent to the Briley Parkway access ramp, and east of Craigmeade Drive.
Existing Zoning OL district	<u>Office Limited</u> is intended for moderate intensity office uses.
Proposed Zoning OG district	<u>Office General</u> is intended for moderately high intensity office uses.
SUBAREA 14 PLAN Office Concentration (OC)	OC is a policy category intended for existing and future large concentrations of office development. Other than the Central Business District (CBD), the OC policy is generally intended to be applied to selected areas envisioned to be major office submarkets. In particular, this area of OC policy applies to the small committed area of office development that has been approved as part of this 1985, PUD. Office development should continue to be supported in this area guided by the policies for office concentrations.
Policy Conflict	No. The associated PUD is requesting to be amended to allow a technical college / university to move into the existing, vacant, 67,000-sqaure foot Bridgestone building. The current zoning of OL does not allow a college or university, but the OG zoning allows that use by right. The OG zone district is consistent with the guiding policies set forth for Office Concentration (OC) land use policy.



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RECENT REZONINGS

No

TRAFFIC

Metro Public Works Recommendation:

No exception taken.

Typical Uses in Existing Zoning District: OL with existing PUD

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	3.71	0.05	213567*	2350	331	319

*Existing Approved PUD

Typical Uses in Proposed Zoning District: OG

Land Use (ITE Code)	Acres	FAR	Total Square Footage	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Jr college 540	3.71	0.30	213,367	5866	639	542_

Change in traffic between Typical Uses in existing and proposed zone

Land Use (ITE Code)	Acres	FAR	--	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				+3516	+307	+224

Maximum Uses in Existing Zoning District: OL with existing PUD

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	3.71	0.05	213,367*	2350	331	318

*Existing Approved PUD

Maximum Uses in Proposed Zoning District: OG

Land Use (ITE Code)	Acres	FAR	Total Square footage	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	3.71	1.5	242,411*	2669	376	362

*adjusted for type of use

Change in traffic between Maximum Uses in existing and proposed zone

Land Use (ITE Code)	Acres	FAR	--	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	--			+319	+45	+44



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Item #9

Project No. Project Name Associated Case Council Bill Council District School District Requested By	Planned Unit Development 99-85-P-14 Briley Corners Commercial PUD 2004Z-061U-14 None 15 - Loring 4 - Nevill Littlejohn Engineering Associates, Inc., applicant, for Boyle Craigmeade, LP, owner.
Staff Reviewer Staff Recommendation	Mitchell <i>Approve</i>
APPLICANT REQUEST Amend PUD	Request to amend the existing preliminary Planned Unit Development to allow for a college or university use within the existing 67,516-square foot vacant building, which is located along the south side of Lebanon Pike, adjacent to the Briley Parkway access ramp, and east of Craigmeade Drive.
PLAN DETAILS <i>Site Plan</i>	The proposed amendment proposes no changes to the existing building on the site and no changes to the exterior of the building. Interior remodeling will most likely occur, but the proposed Academy of International Design & Technology College proposes only to inhabit the existing facility.
ZONING <i>OL District</i> <i>Proposed Zone Change to OG</i>	<u>Office Limited</u> is intended for moderate intensity office uses. <u>Office General</u> is intended for moderately high intensity office uses. The proposed college must request this associated zone change as part of the PUD amendment since the current base zone of OL does not allow for colleges or universities. The OG zone district allows them by right and without conditions.
METRO PUBLIC WORKS' FINDINGS	No exceptions taken