

Kingston Pike Commercial Corridor

Development along Kingston Pike east and west of the Homberg Drive corridor consists of offices and larger-scaled commercial centers containing fast food restaurants and strip malls. However, most of these establishments are stable commercial

centers and complete redevelopment does not seem likely within the next 5 years. For these areas to become more pedestrian friendly and fit into the urban village theme, the recommendations (at right) should be considered.










RECOMMENDATIONS

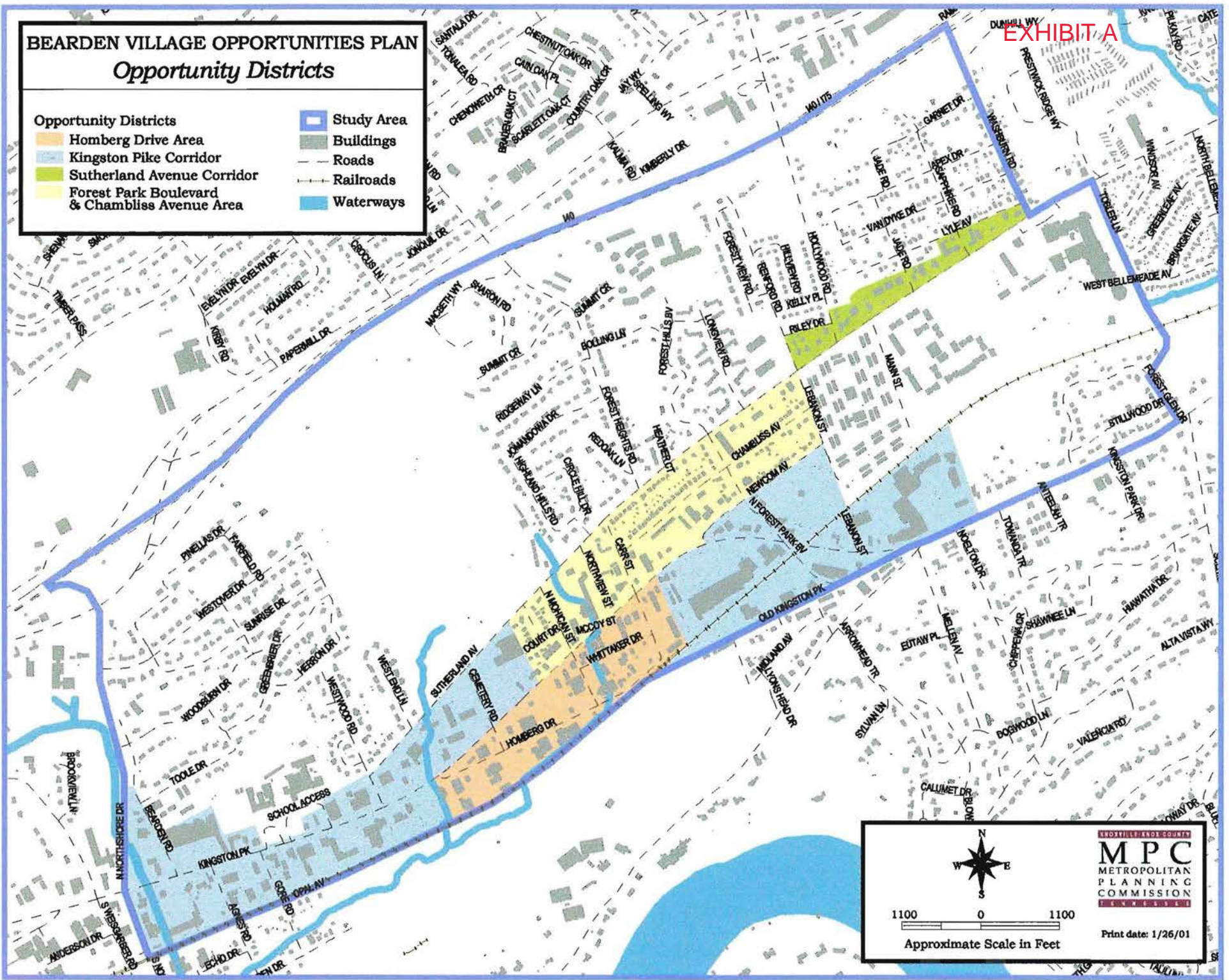
- Orient buildings toward sidewalks with parking at back of buildings.
- Incorporate mixed use between floors of buildings with commercial/retail on first floors and office/residential on subsequent floors.
- Require formal tree plantings along sidewalks and within parking lots.
- Reduce parking requirements.



BEARDEN VILLAGE OPPORTUNITIES PLAN

Opportunity Districts

- | | | | |
|---|---|---|------------|
|  | Homberg Drive Area |  | Study Area |
|  | Kingston Pike Corridor |  | Buildings |
|  | Sutherland Avenue Corridor |  | Roads |
|  | Forest Park Boulevard & Chambliss Avenue Area |  | Railroads |
| | |  | Waterways |



Approximate Scale in Feet

ROXFORD AND COUNTY
MPC
 METROPOLITAN
 PLANNING
 COMMISSION
 MEMPHIS, TN

Print date: 1/26/01