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KnoxNews.com

Waterfront work to begin

April Groundbreaking Set for Cityview Development on Former Knoxville Glove Site

By **ROGER HARRIS**, harrisr@knews.com

Atlanta-based Camden Management Partners Inc. expects to break ground in April on Cityview at Riverwalk, a 122-unit condominium development on the site of Knoxville Glove Co. at the South Knoxville waterfront.

All of the one-, two- and three-bedroom units should be completed by summer 2007, real estate broker Kimberly Dixon Hamilton of Downtown Realty said Thursday.

The total cost of the residential development will be about \$30 million, Camden Management President John Gumpert said. The waterfront property sold for \$2.795 million, according to documents filed Tuesday with the Knox County Register of Deeds office. The property is at 445 Blount Ave., just across the Henley Bridge from downtown.

The existing Knoxville Glove Co. building will be torn down to make way for the condos, Gumpert said.

Knoxville Glove, which manufactures industrial work gloves and has about 25 employees, is moving to a 20,000-square-foot building at 2538 Sutherland Ave., owner Rod Townsend said Thursday. He said he expects the company to be fully

operational from the new location by March 17.

The 800- to 1,800-square-foot Cityview condos will range in price from \$165,000 to more than \$300,000, Hamilton said. Preconstruction marketing has generated considerable interest from potential buyers who want to be close to downtown and the University of Tennessee campus, Hamilton said.

"There's been so much excitement about the overall South Knoxville redevelopment plan. Cityview is part of that, and it's on a beautiful piece of land with amazing views of the river and great access to downtown," Hamilton said.

The project is being marketed to professionals who want to be close to downtown's growing cultural scene, empty-nesters who want waterfront living, the University of Tennessee community and buyers looking for a second home, Hamilton said.

Cityview amenities will include a fitness center, covered secured parking and a marina. The 96-slip marina is being planned, and some slips will be sold to the public, according to Hamilton.

Providing public access to the waterfront is a crucial part of the city of Knoxville's effort to redevelop a 3-mile slice of the south bank stretching from the Island Home neighborhood on the east to the end of Scottish Pike on the west.

Cityview would be the second new condo development to be built on the south bank. River Towne Condominiums, a 50-unit complex with a marina, outdoor pool and other amenities, started construction last year on five acres along Scottish Pike.

River Towne owner University Real Estate and Property Management expects its 71,000-square-foot, \$9.4 million project to be finished by August. Also nearby is the Woodlands of Knoxville, a planned \$25 million, 143-unit project being built by The Dovetail Cos. of Athens, Ga., on 20 wooded acres at 1152 Cherokee Trail.

The more residential development on and near the South Knoxville waterfront the better, Hamilton said.

"The demand is certainly there," said Hamilton, whose firm has marketed several downtown condo developments.

Business writer Roger Harris may be reached at 865-342-6342.