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Project to change views

Ground broken to launch Cityview at Riverwalk condos

By **ROGER HARRIS**, harrisr@knews.com
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Tuesday's groundbreaking for Cityview at Riverwalk is the first of what city officials hope will be a string of privately funded South Knoxville waterfront developments.

Camden Management Partners Inc. and Focus Development Inc., both of Atlanta, are building a \$30.5 million condo and marina project on the former Knoxville Glove Co. site west of Henley Street on the south bank of Fort Loudoun Lake directly across from Neyland Stadium.

The old, brick factory building has yet to be demolished and condo construction has not started, but sales are strong. Buyers have put deposits on 61 of the 122 condos planned for the first phase of development.

"We're already at the half-way point," said Kimberly Dixon Hamilton, of Downtown Realty, which is handling sales.

The one-, two- and three-bedroom units sell for \$165,000 to more than \$400,000. Buyers are putting 5 percent down, she said.

After demolition of the factory, construction is expected to follow as soon as possible in the fall.

Any private investment in Knoxville is a big deal, but the Cityview project is "an even bigger deal than normal" because it symbolizes the renaissance of the south waterfront, Knoxville Mayor Bill Haslam said.

Waterfront redevelopment is a point of emphasis for the city administration. Last summer the city announced the South Knoxville Waterfront Project, a 20-year vision for the future of the south bank.

A draft financial strategy announced in May estimates \$139 million is needed for public improvements over 20 years. The public investment could attract an estimated \$814 million in private development, city officials estimate.

An indication of how much city government has riding on waterfront redevelopment was seen Tuesday in the number of City Council members and other elected and appointed officials who turned out for the groundbreaking ceremony.

At least seven of the nine-member council attended. Haslam's county government counterpart



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Ar-n Herrera, left, and Martin Montoya tear up floors of the former Knoxville Glove Co. building in South Knoxville. Sitting on the banks of Fort Loudoun Lake, the building is in the process of being demolished to make way for a 122- unit condo project.



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Once the old Knoxville Glove Co. is demolished, construction will begin on Cityview at Riverwalk, an up-scale residential development offering one-, two- and three-bedroom units for \$165,000 to more than \$400,000.



MOXLEY CARMICHAEL

A rendering of the Cityview at Riverwalk waterfront condominium project was unveiled Tuesday for the old Knoxville Glove Co. factory property. Camden Management Partners Inc. and Focus Development Inc., both of Atlanta, are building the \$30.5 million project on the south bank of Fort Loudoun Lake across from Neyland Stadium.

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and close political ally, Knox County Mayor Mike Ragsdale, Alvin Nance, president and CEO of Knoxville's Community Development Corp., and Mike Edwards, CEO of the Knoxville Area Chamber Partnership, were among other community leaders at the ceremony.

In addition to its contribution to the area economy, Cityview "helps ensure we remain a progressive community that provides higher standards of living and good jobs," Ragsdale said in a statement.

Cityview's developers have designed their project to blend in with the city's overall concept for development of the south waterfront. A public river walk that could stretch the length of the waterfront will pass across the Cityview development.

And Cityview's buildings will be strategically placed to create "windows" or visual corridors that would provide more river views.

Amenities planned for the condos themselves include river, courtyard or skyline views, hardwood floors in the living areas, balconies or patios, granite countertops and stainless steel appliance packages.

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



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- **Cityview at Riverwalk:** See floor plans, features and neighborhood details of the new condos
- **PDF:** A rendering of the Cityview at Riverwalk condos

WATERFRONT CONDOS

- **Project:** Cityview at Riverwalk Condominium & Marina
- **Cost:** \$30.5 million
- **Developers:** Camden Management Partners Inc. and Focus Development Inc., both of Atlanta
- **Size:** 122 units, from one bedroom and one bath to three bedrooms and three baths, 801 to 1,790 square feet
- **Amenities:** Include stainless steel appliances, granite countertops, garden tubs, walk-in closets, hardwood living areas, balconies, swimming pool, fitness center, covered parking, controlled access.
- **Prices:** From \$165,000 to \$400,000+

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