



2218 Fisher Place
Knoxville, TN 37920

March 18, 2009

John Gumpert
Camden Management Partners, Inc.
1465 Northside Drive
Suite 116
Atlanta, Georgia 30318

Dear Mr. Gumpert,

The Island Home Park Neighborhood Association would like to thank you for meeting with our representatives last summer and again on December 11 about your plans for development of the "Tank Farm" property. We have been pleased with the approach the City has taken to involve the community in the South Waterfront Plan process, and, as you know, our neighborhood has been an active participant in that process. We look forward to continuing to work with you, your partners, and the City to ensure that every individual development along the South Waterfront is a step toward the vision articulated in that plan.

To recap the content of our meetings, our neighborhood was generally pleased with the original plan for condos you presented to us. While we realize that the current market limits your development options, the prospect of a large-scale, high-density rental project so close to our neighborhood has raised anxiety and concerns. These concerns include the target market for the rental property and eventual convertibility to owner-occupied condominiums.

Additionally, on the whole, our neighborhood cares about how any project on this site will be treated. We believe that any new structures should be architecturally compatible with those in our neighborhood, and we feel any developments should comply with the form-based code with respect to setbacks, massing, block size, and how the structures address the street. We are apprehensive about traffic issues, including placement of new intersections (driveways), placement of parking lanes, and the proposed relocation of Island Home Avenue, including reworking of the Island Home Avenue/Maplewood intersection.

As we discussed with you in December, we have been particularly anxious about the prospect of your building student housing near our quiet, residential neighborhood. We appreciate your

assurance that student housing is not the target market for this project, and our confidence was restored when we saw the detailed apartment layouts. We were pleased to see that they contain master suites, indicating that the target market is not student housing.

Convertibility to owner-occupied condominiums will require certain design elements, and these design elements will also attract tenants that would be a good fit with our neighborhood. You expressed that it was important to you to build with our neighborhood's architectural character in mind. We felt that the first design you presented at our neighborhood meeting really achieved this, and we hope that you can retain as much of those design elements as possible in your final design.

It was encouraging to hear that you plan to have Stroud Watson, as well as other peers in architecture, review your final layout and elevations. Thank you for agreeing to include one of our neighborhood architects, Robyn McAdoo with Ross Fowler, in those reviews. Feel free to ask me if you need her contact information.

With respect to traffic issues, we were pleased to see that your new layout calls for only two curb cuts. It is our understanding that other road-related issues will be worked out between you and the City, and will be part of the development agreement between the City and Camden. Let us stress one more time that our neighborhood very much expects to be part of those discussions, especially with respect to the reworking of the Island Home Avenue/Maplewood intersection.

Again, we sincerely appreciate your willingness to hear our concerns and work with us. We look forward to reviewing the next version of the plans when they are ready, and to having you come and present those plans to the entire neighborhood.

Sincerely,

Katie Hannah
Island Home Park Neighborhood Association President

cc: Mayor Bill Haslam, City of Knoxville
Dave Hill, Senior Director, South Waterfront Development, City of Knoxville
Council Member Joe Hultquist
Jessica Rodocker, Chair, IHPNA External Affairs Committee