



KRAMER RAYSON LLP

ATTORNEYS AT LAW

JOHN T. JOHNSON, JR.
WARREN L. GOOCH
EDWARD G. PHILLIPS
THOMAS M. HALE
JACKSON G. KRAMER
BEECHER A. BARTLETT
JOHN C. BURGIN JR.
JOHN E. WINTERS
ROBERT L. BOWMAN
SHANNON COLEMAN EGGLE
KATE E. TUCKER
BETSY J. BECK
WILLIAM J. CARVER
GEORGE R. ARRANTS, JR.
BRANDON L. MORROW
JONATHAN S. TAYLOR
ANDREW M. HALE
HILARY L. MAGACS
NATALIE R. MIRAMONTES-TANKERSLEY
BETHANY W. WILSON
MATTHEW T. WING
BRENDAN M. WALSH

POST OFFICE BOX 629
KNOXVILLE, TENNESSEE 37901-0629

FOUNDED 1948

WWW.KRAMER-RAYSON.COM

TELEPHONE EXTENSION: 126
EMAIL: TOMHALE@KRAMER-RAYSON.COM

OF COUNSEL
WAYNE R. KRAMER

OFFICES
FIRST HORIZON PLAZA, SUITE 2500
800 SOUTH GAY STREET
KNOXVILLE, TENNESSEE 37929
TELEPHONE 865 525-5134
TELECOPIER 865 522-5723

105 DONNER DRIVE, SUITE A
OAK RIDGE, TENNESSEE 37830
TELEPHONE 865 220-5134
TELECOPIER 865 220-5132

R.R. KRAMER (1888-1966)
E.H. RAYSON (1923-2017)

July 8, 2026

Kevin Smith, President
CARE Association
overallinspect@gmail.com

Via Email

Re: Vulcan – Dixie Lee Quarry Extension Project

Dear Kevin,

Thank you and the other representatives of your group CARE Association for taking time from your schedules to meet with the Vulcan Materials project team. We felt it was both important and productive for you to see Vulcan's operation up close and personally, as well as to exchange thoughts about Vulcan's pending Use on Review Application which is intended to enhance its long-term presence in Knox County.

As you know, the quarry opened in the 1960's, and Vulcan has openly owned the adjacent property since 1989 with the long-term intention of incorporating it into quarry operations. The quarry is a vital, strategically located resource that has supported the region's growth for generations, beginning with the construction of I-40 and continuing today by supplying the essential materials needed to build and maintain Knox County's homes, businesses, roads, utilities, and water infrastructure.

As the area has grown around Dixie Lee Quarry, neighboring residential communities such as Ardmore at Prosperity, Amber Vista, and Hickory Meadows, along with the West Knox Utility District facility, have benefited from access to these locally produced, high-quality construction materials. By providing materials close to where they are needed, the quarry helps support economic growth, reduces transportation impacts, and helps keep construction and infrastructure costs as affordable as possible for property owners, businesses, and taxpayers.

Starting with the time of Vulcan's filing with Knox Planning of its request to extend the permitted mining area at its Dixie Lee Quarry on May 26, 2026, Vulcan sent letters to more than 160 neighboring property owners, including undoubtedly many of CARE's members, providing notice that it had submitted

its Application. It has been engaging with stakeholders and interested citizens about its proposal, including hosting the Neighbor Information Open House on June 11, 2026 which you and approximately 60 citizens attended. The open house was staffed by 15+ Vulcan representatives who sought to explain the Company proposal and, importantly to hear concerns and receive suggestions from its neighbors.

In order to establish a safe buffer for mining operations the Knox County Zoning Ordinance fixes the setback for drilling and blasting at 200 feet from surrounding residential areas, consistent with its 2009 Use on Review. Vulcan's initial Use on Review submittal in May 2026, provided for a setback of 100 feet of undisturbed vegetated area *plus* a 200-foot wide vegetated berm, 20 to 25 feet in height at its highest point. The proposal provided that no mining activity would be conducted in the extension area until after the berm and road construction are completed, and could only start after Vulcan obtains other required state and federal permits that are protective of public safety, health and the environment.

As has been discussed with the community, the Company's original proposal contemplated proposing the closure of Graybeal Road, a little used substandard county road which dissects Vulcan's property. During the open house and as a result of its other outreach, Vulcan learned of a strong sentiment for not losing a county road. As a result, representatives of the Company met with representatives of Knox County government to discuss the possibility of Vulcan, at its expense rerouting Graybeal. A couple of possible realignments have been discussed.

Following these discussions, as well as substantial internal review, Vulcan made the decision to propose that it would fully fund the design and construction of a replacement for Graybeal Road. Thus, as an alternative to vacating Graybeal Road, Vulcan has agreed to replace it with a realigned, improved and safer road located in a right-of-way on Vulcan's property.

Vulcan, in consultation with Knox County Engineering, also came up with two optional locations for the new right-of-way so that its 60-foot width would be placed so as to increase from 300 feet to 360 feet the distance between adjacent residential properties and the proposed new mining area. Vulcan prepared and filed with Knox Planning on June 30, 2026, a revised Plan of Operations including these options. The Road would be under County ownership and control and built to current County standards, the details of which would be worked out with Knox County Engineering. Once finalized, a condition of Knox Planning's staff recommendation is that a concept plan for the Road would need to come back to Planning Commission for approval. We heard the community's concerns and made a decision that would lessen the impact upon the Quarry's neighbors.

At our meeting on July 6, 2026 your group asked questions about health, safety and wellbeing while living in the vicinity of an active quarry, which is why it is such a heavily regulated industry. While quarrying is a complex and demanding operation, Vulcan has performed in a safe and conscientious manner at Dixie Lee and across the country for many decades.

In light of the commitments made by Vulcan over and above the County's safe Ordinance requirements, as well as the following additional concessions, Vulcan sees no material reason to further delay the process, which as of this writing includes months of detailed engineering for the road options,

in addition to state and federal permitting beyond County approval. However, based on additional feedback Vulcan has received via CARE, and from its continued on-going conversations with individual neighbors, Vulcan agrees to the following additional conditions.

- **Additional berm along a realigned Graybeal Road:** Vulcan will construct a landscaped berm (approximately 10 feet high) within the 100-foot undisturbed buffer adjacent to the right-of-way of the new Graybeal Road.
- **Quarry Extension and drilling and blast setback 125% beyond the County requirement:** Vulcan will maintain a 450-foot drilling and blasting setback from the back of lots fronting on Buttermilk Road, Hickory Meadows Drive and Pittman Drive.
- **Expanded Vibration Monitoring Network (+5 monitors dedicated to the Extension neighbors):** In addition to its existing network of seven active monitors, Vulcan will maintain five additional monitors dedicated to the Extension Area. These monitors will be scientifically placed to provide enhanced monitoring coverage and additional blasting data for neighbors along Buttermilk Road, Hickory Meadows Drive and Pittman Drive. All monitors will continue to be maintained, and data collected by an independent third-party technical consultant.
- **Transparent Blasting Data:** Vulcan will make quarterly blasting data available for review by appointment in the Quarry Office.
- **Neighbor Pre-Blast Notifications:** Vulcan will maintain and promote a pre-blast notification call list for neighbors opting in to receive same-day advance notification of planned blast.
- **Pre-Blast Structural Surveys:** Vulcan will conduct standard engineering surveys of structures within 1,000 feet of the Extension Area offered after the completion of the vegetated screening berm and before the first blast on the Extension Area for property owners who opt-in to the program. Vulcan will notify eligible property owners via mail to explain the procedure and provide a means of scheduling an inspection visit.
- **Blasting operations:** Blasting operations will generally occur 1-2 times per month, as opposed to 1-2 times per week, between 9 a.m. to 4 p.m., although this frequency is subject to adjustment based on site development needs, proximity to nearby structures, and seasonal market demand. No blasting will occur on Sundays or Federal holidays.
- **Low-Sound Back-up Alarms:** Vulcan will require the use of low-sound backup alarms on all mobile equipment operating on the Quarry Extension, including during berm construction.

In total, these accommodations and plan updates described in this letter represent an additional \$3 million to \$5 million investment. Moreover, a fact that likely gets lost in all of the complexities of the Application is that with the expanded mining setback commitment, less than 25 acres (or 42%) of the approximate 60-acre extension area will be permitted for drilling and blasting. The remaining acres will

Mr. Kevin Smith
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be dedicated for buffer, vegetated berm and new road area, providing additional separation between quarry operations and neighboring properties.

It is not foreseeable for the berm and road construction to begin until one year after County approval and the construction process to take place over the course of about two years, during which time Graybeal Road will remain open. Depending on market demand, it could take another 5 to 10 years for drilling and blasting to reach the middle of the mining area on the extension. Vulcan is at the point in its engineered mine plan and capital cycle that it needs to move forward today with this critical \$23 million to \$25 million investment in the County.

We recognize that maintaining trust requires ongoing communication, and if concerns arise regarding our operations, Vulcan is committed to listening and working toward fair and responsible solutions. We hope these additional concessions will show our commitment to the needs of our neighbors and the community.

Yours truly,

A handwritten signature in blue ink, appearing to read "Thomas M. Hale", with a long horizontal stroke extending to the left.

Thomas M. Hale

TMH/tmm

cc: Mike Reynolds
Douglas Finnan
Planning Commissioners
Carol Landrum
Brandon Bournes
Joshua Robbins