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R.R. KRAMER (1888-1966)
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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

Mr. Kevin Smith
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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,

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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

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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,



Thomas M. Hale

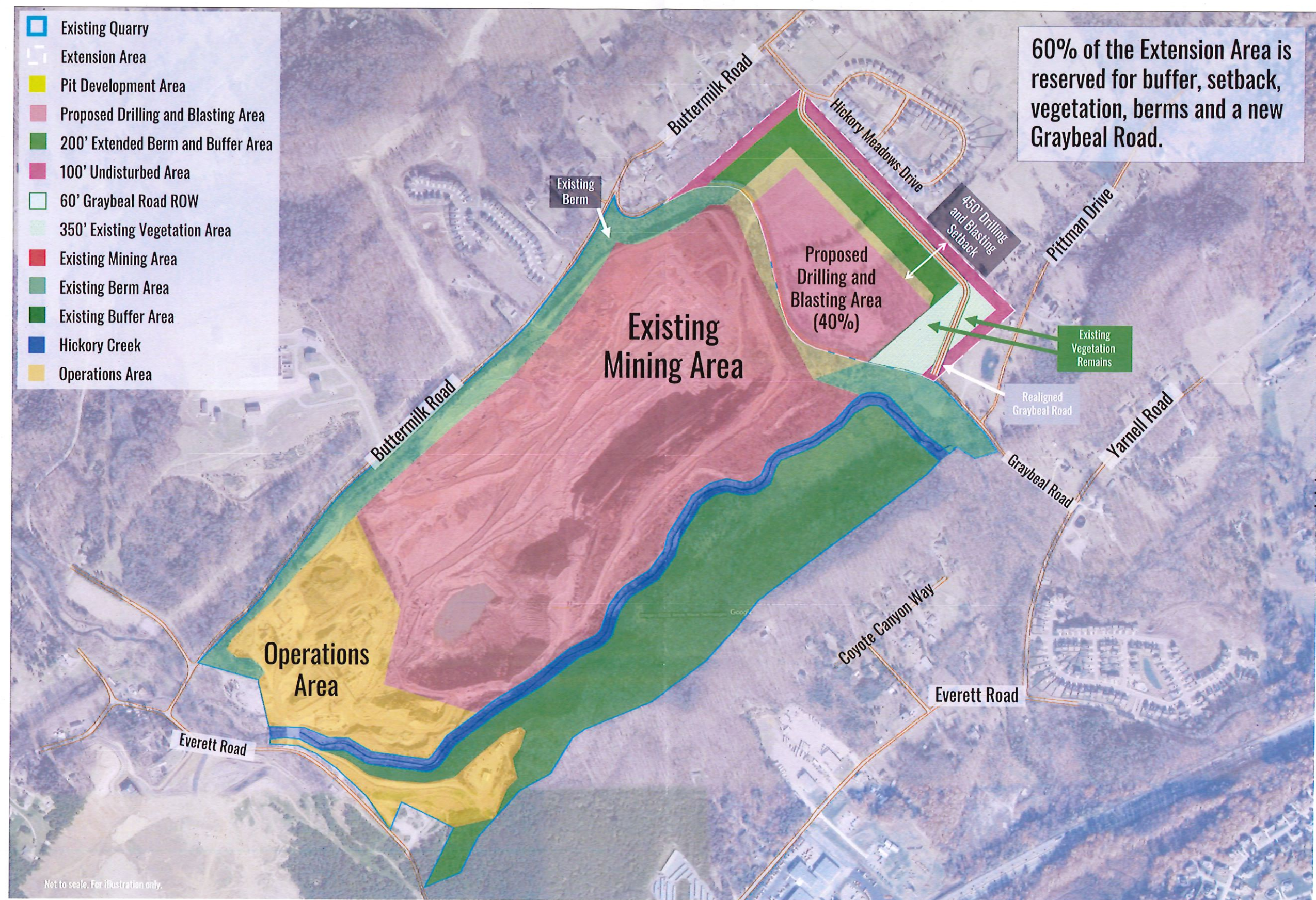
TMH/tmm

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



CONCEPT SITE PLAN B: Hickory Meadows Connection (R. 7/8)

Community Relations Line: dixielee@vmcmail.com



CONCEPT SITE PLAN B: Hickory Meadows Connection (R. 7/8)

Community Relations Line: dixielee@vmcmail.com

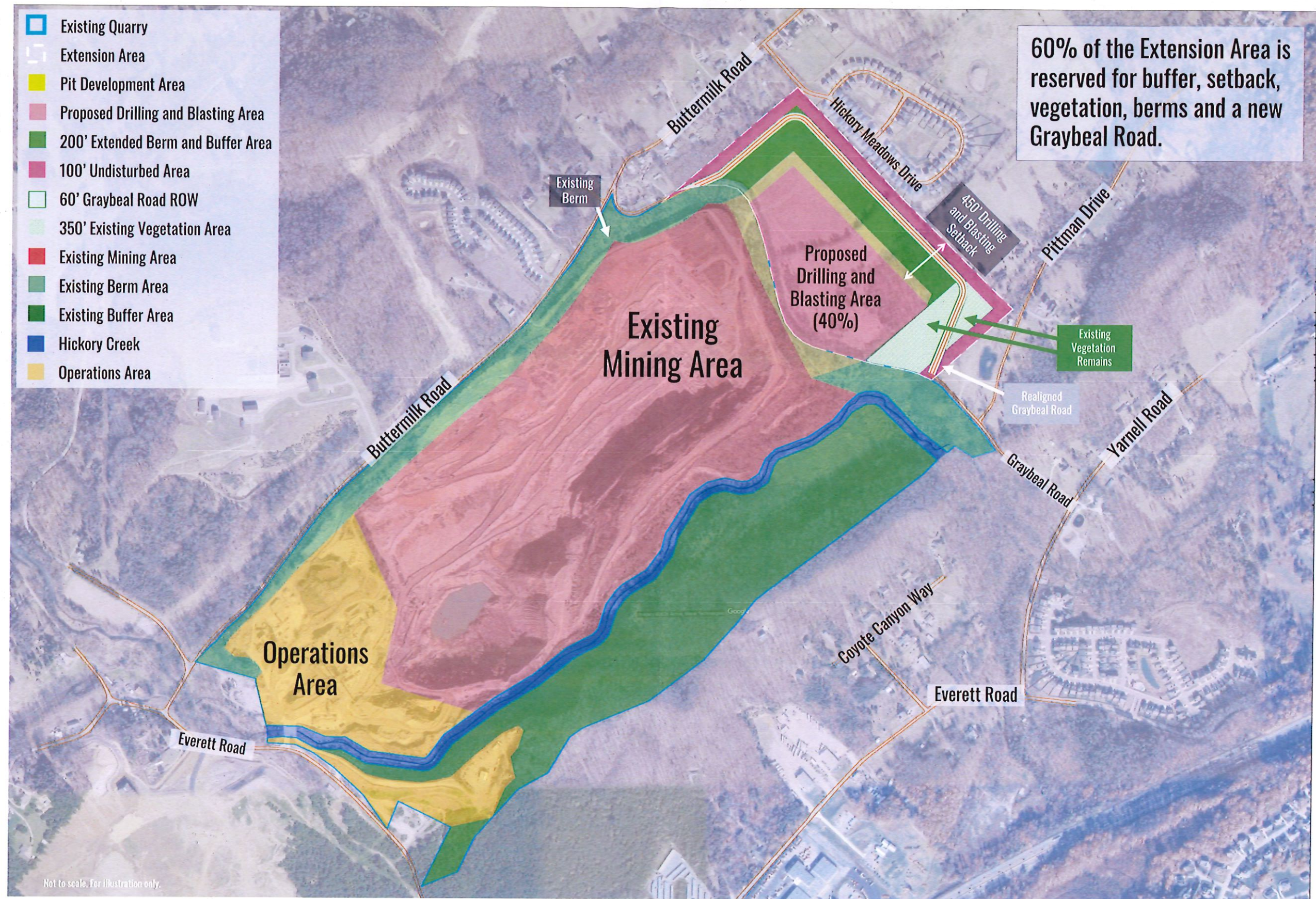
Vulcan
Materials Company
Dixie Lee Quarry



CONCEPT SITE PLAN A: Buttermilk Connection (R. 7/8)

Community Relations Line: dixielee@vmcmail.com

Vulcan
Materials Company
Dixie Lee Quarry



CONCEPT SITE PLAN A: Buttermilk Connection (R. 7/8)

Community Relations Line: dixielee@vmcmail.com

Vulcan
Materials Company
Dixie Lee Quarry

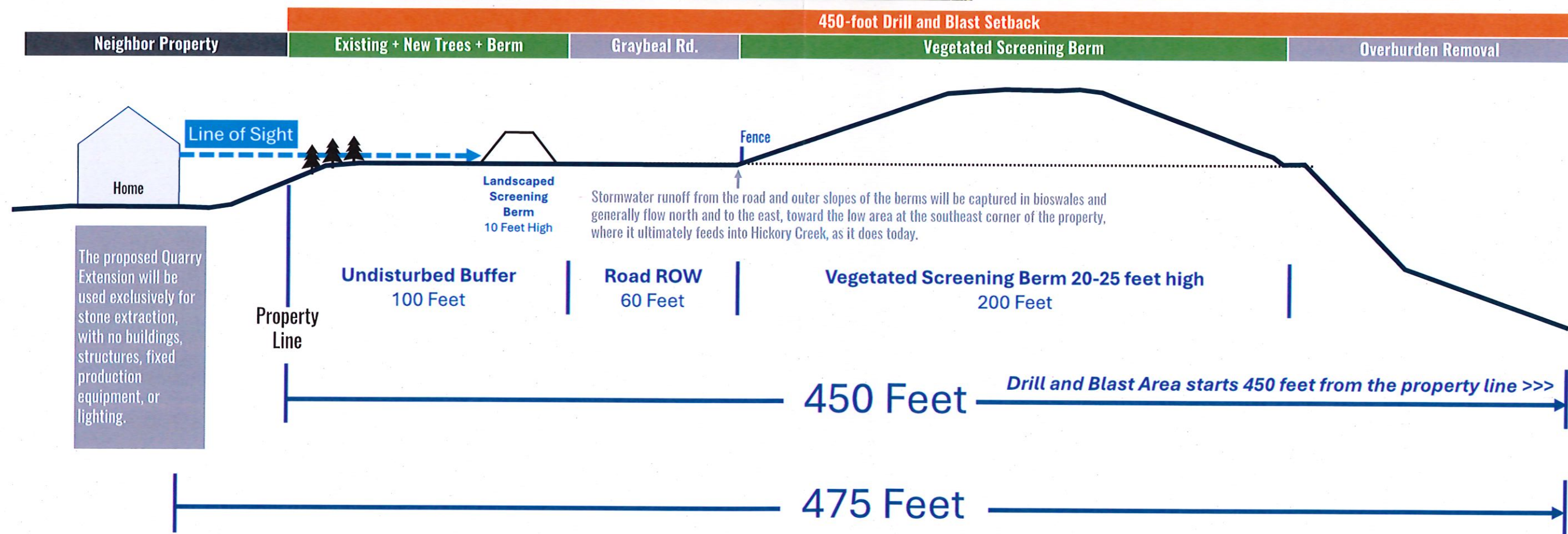
Consistent with the current quarry operations, the extension area will be screened by vegetated berms.



This conceptual view from Hickory Meadows Drive shows the general elevation of Hickory Meadows in relation to the neighboring Vulcan property that was acquired in 1989. Most of the existing trees within the 100-foot buffer will remain. Vulcan will augment the existing vegetation with a 15-foot Type A landscape area. And a 10-foot high screening berm.

Vulcan will construct a 20-25 foot high vegetated screening berm along the Buttermilk Rd. and Hickory Meadows Dr. sides of the Extension, with existing wetlands and vegetation serving as a buffer on the Pittman Dr. side. The entire Extension will be fenced.

The large vegetated screening berm will be approximately 20-25 feet high above grade and follow the existing topography. It will be planted with fast-growing nurse crop mixed with deep rooted perennial grasses, native grasses and wildflowers.



OVERVIEW

To help meet the area's infrastructure and construction needs, we propose investing \$27+ million to activate ~60 acres along Graybeal Road (owned since 1989) for a Quarry Extension that will support a strong Knox County.

The extension will only be accessible internally via the existing quarry and will not create additional demand for our aggregates, nor will it increase customer truck traffic.

Key Features

- Will be used exclusively for stone extraction
- No public access to the extension area
- No permanent buildings, structures, fixed production equipment, or lighting
- Will not increase production or customer traffic
- Significant vegetated screening berm
- Exceeds County safe buffer for mining by 125%

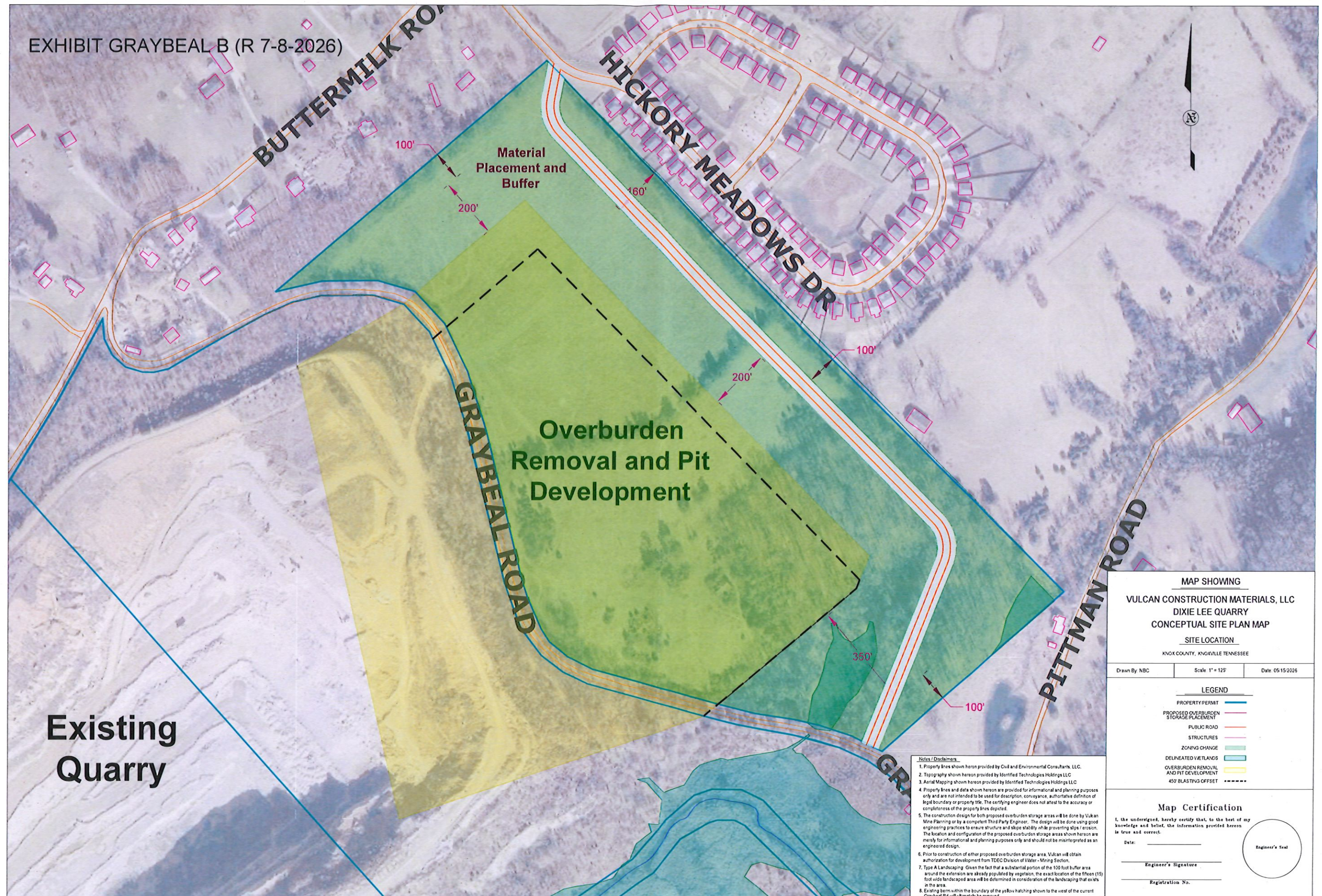
We are working with Knox County and stakeholders on a Graybeal Road realignment solution to maintain community mobility.

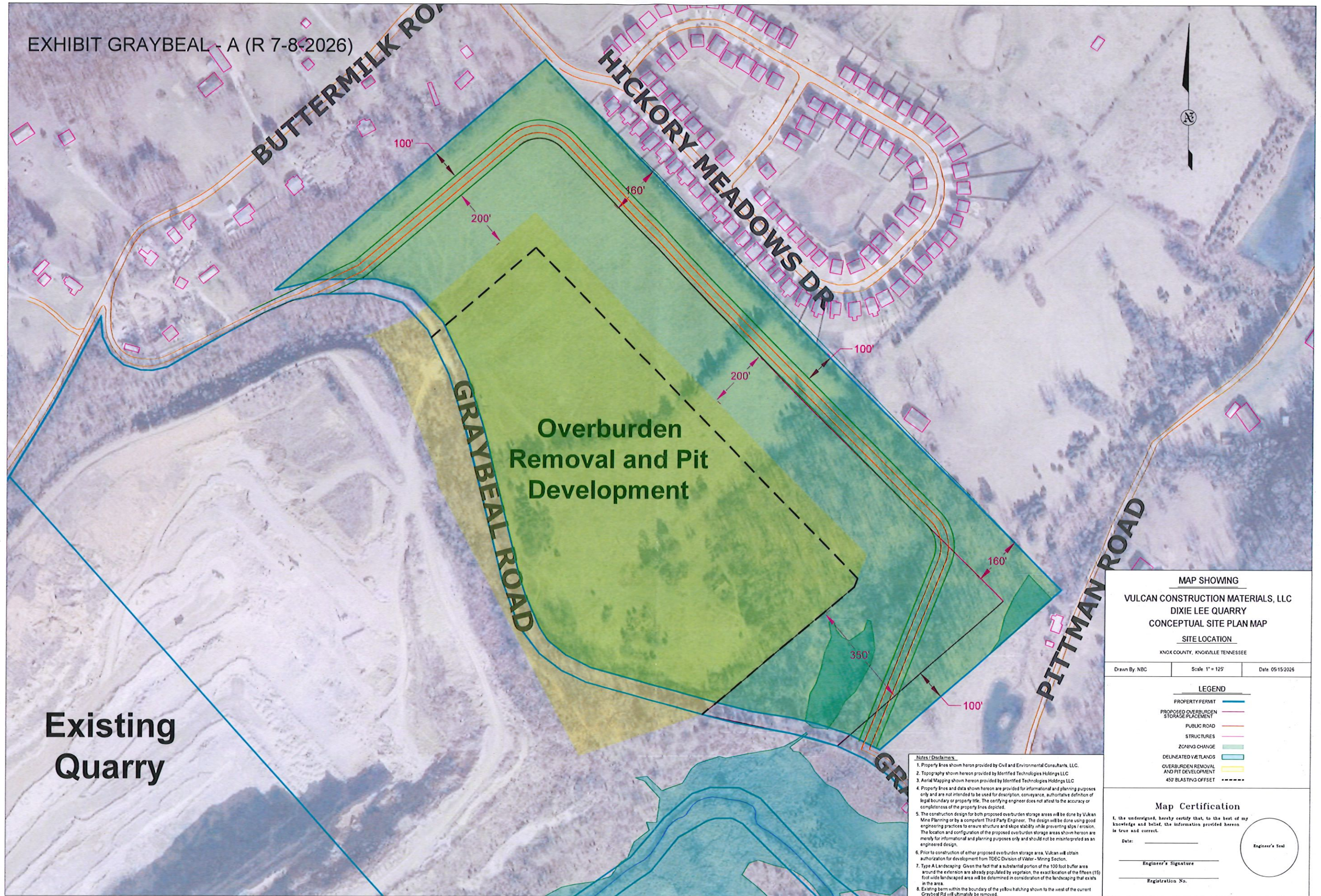
The extension is designed and will be operated to meet or exceed all state and federal requirements and regulations that are protective of safety, health, and the environment.

60% of the Extension Area is reserved for buffer, setback, vegetation, berms and a new Graybeal Road

Total Project Area | ~61.4 acres (including Graybeal Road segment)







MAP SHOWING
VULCAN CONSTRUCTION MATERIALS, LLC
DIXIE LEE QUARRY
CONCEPTUAL SITE PLAN MAP

SITE LOCATION
KNOX COUNTY, KNOXVILLE TENNESSEE

Drawn By: NBC	Scale: 1" = 125'	Date: 05/15/2026
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LEGEND

- PROPERTY PERMIT
- PROPOSED OVERBURDEN STORAGE PLACEMENT
- PUBLIC ROAD
- STRUCTURES
- ZONING CHANGE
- DELINEATED WETLANDS
- OVERBURDEN REMOVAL AND PIT DEVELOPMENT
- 450' BLASTING OFFSET

Map Certification

I, the undersigned, hereby certify that, to the best of my knowledge and belief, the information provided herein is true and correct.

Date: _____

Engineer's Signature: _____

Registration No.: _____

Engineer's Seal

Notes / Disclaimers:

1. Property lines shown hereon provided by Civil and Environmental Consultants, LLC.
2. Topography shown hereon provided by Identified Technologies Holdings LLC.
3. Aerial Mapping shown hereon provided by Identified Technologies Holdings LLC.
4. Property lines and data shown hereon are provided for informational and planning purposes only and are not intended to be used for description, conveyance, authoritative definition of legal boundary or property title. The certifying engineer does not attest to the accuracy or completeness of the property lines depicted.
5. The construction design for both proposed overburden storage areas will be done by Vulcan Mine Planning or by a competent Third Party Engineer. The design will be done using good engineering practices to ensure structure and slope stability while preventing slips / erosion. The location and configuration of the proposed overburden storage areas shown hereon are merely for informational and planning purposes only and should not be misinterpreted as an engineered design.
6. Prior to construction of either proposed overburden storage area, Vulcan will obtain authorization for development from TDEC Division of Water - Mining Section.
7. Type A Landscaping: Given the fact that a substantial portion of the 100 foot buffer area around the extension are already populated by vegetation, the exact location of the fifteen (15) foot wide landscaped area will be determined in consideration of the landscaping that exists in the area.
8. Existing berm within the boundary of the yellow hatching shown to the west of the current Graybeal Rd will ultimately be removed.