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July 24, 2026

Planning Staff
Planning Commissioners

*Via Submission on Case Website
in Public Comment Section*

**Re: Vulcan – Dixie Lee Quarry Extension Project
Knox Planning Case # 7-B-26-UR**

Planning Staff and Planning Commissioners,

For your information, we are attaching a copy of a mailing that Vulcan sent to approximately 185 of its Dixie Lee Quarry neighbors on July 20, 2026. The purpose of the mailing was to follow up on prior communications with the recipients and update them about additional protective measures Vulcan has proposed in connection with its pending request to extend the limits of its existing Quarry.

Yours truly,

Thomas M. Hale

TMH/tnm
Attachment

cc: Mike Reynolds
Carol Landrum
Brandon Bournes
Joshua Robbins



Quarry Extension Update – July 17, 2026

Dear Neighbor,

Since May, we have been working closely with neighbors and other stakeholders to refine plans for the Quarry Extension and ensure it can be operated safely and responsibly while balancing the needs of the community. We appreciate everyone who has taken the time to meet with us, welcome our team onto their property, send emails, make phone calls, and attend the June 11 Information Open House, where more than 60 community members participated.

The feedback we received through these conversations has been invaluable and we have listened. Though the initial plan was protective of people, property, and the environment, following discussions with neighbors and stakeholders, we have agreed to additional modifications to provide added assurances. As a result, we have made several updates to the plan since the initial filing. This mailing outlines those changes which are before the Planning Commission and includes revised exhibits.

New Project Commitments and Updates since we filed in May:

- **Realigned, improved and safer Graybeal Road:** We've heard from the community about the importance of keeping Graybeal Road open, which is why we agreed to fully fund the design and construction of a replacement for Graybeal Road on our property. We are now working with the County on a couple of options [see attached Graybeal A and Graybeal B].
- **60% of the Extension area is now reserved for buffer, setback, vegetation, berms and a new Graybeal Road:** Less than 25 acres (40%) will be permitted for drilling and blasting.
- **Quarry Extension drilling and blasting setback is increased from 300 feet to 450 feet:** Vulcan will maintain a 450-foot drilling and blasting setback from the back of residential lots fronting on Buttermilk Road, Hickory Meadows Drive and Pittman Drive. Our setback is more than double the Knox County Zoning Ordinance requirement of 200 feet.
- **Second vegetated screening berm:** We will add a landscaped berm (approximately 10 feet high) within the 100-foot undisturbed buffer area, between the 60-foot right-of-way reserved for a new road and along the neighboring properties of Hickory Meadows Drive. This will complement the 20-25 foot-high berm that will extend around the north and west sides of the Extension area.
- **5 additional vibration monitors:** Our blasting is conducted at levels that are scientifically proven to be protective of people and structures, and our activity is monitored by an independent third party. In addition to our existing network of seven monitors, we will maintain five new monitors that will be scientifically placed to provide enhanced monitoring coverage and additional blasting data for neighbors along Buttermilk Road, Hickory Meadows Drive and Pittman Drive.

- **Transparent blasting data:** We will make quarterly blasting data available for review by appointment in the Quarry Office.
- **Neighbor pre-blast notification:** Some have asked for advance notification before we blast. We have agreed to 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:** For those who opt in, we will conduct standard engineering surveys of structures within 1,000 feet of the Extension Area after we complete the vegetated screening berm and before the first blast on the Extension Area. We 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.

These commitments are the result of productive engagement with neighbors and stakeholders, identifying areas of compromise that add an estimated \$5 million to \$7 million in investment to this \$20 million project.

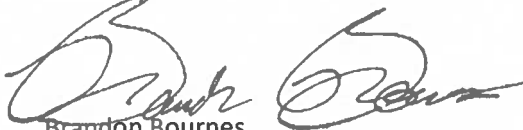
Many people have asked about timing. While the process may appear to be moving quickly, several important steps remain and we are committed to working with you throughout this process and beyond. Our application is scheduled to be heard by the Planning Commission on August 13 and will also require approval from the County Commission. Once those reviews are complete, a concept plan for the Graybeal Road realignment would need to be returned to the Planning Commission for approval.

Based on the current process, construction of the berm and the replacement section of Graybeal Road would not be expected to begin for at least another year. Construction is anticipated to take approximately two years, and Graybeal Road would remain open throughout that period. Depending on market demand, drilling and blasting activities would likely not reach the middle of the Extension area for another five to ten years, approximately 2029 to 2034.

We know that trust is built through ongoing communication. If questions or concerns arise, we are committed to listening and working toward fair, responsible solutions. If you have questions about the plan or would like to share additional feedback about our operations, please contact our team at dixielee@vmcmail.com.

Thank you for your time, engagement, and continued dialogue.

Sincerely,



Brandon Bournes
Area Operations Manager

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

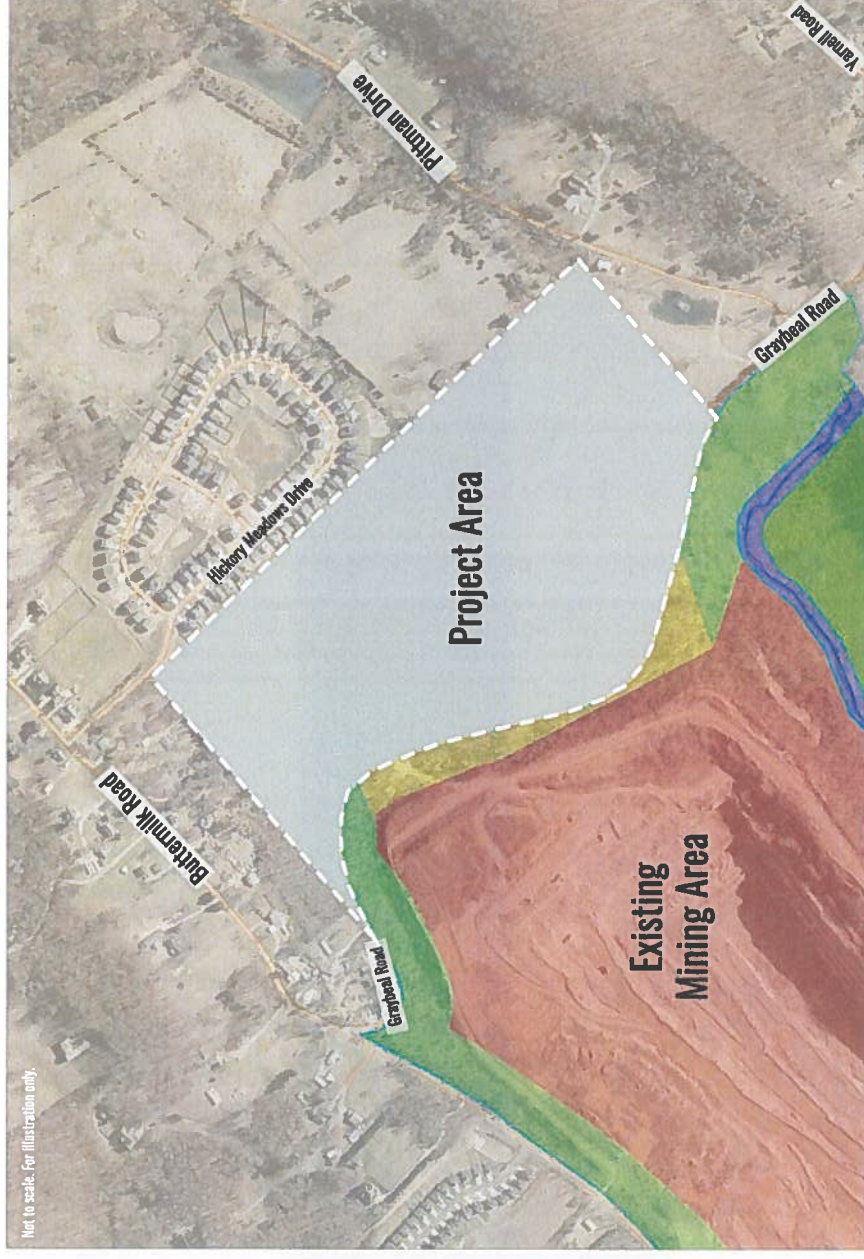
- Will be used exclusively for stone extraction
- No public access to the extension area
- No permanent buildings, structures, fixed production equipment, or lighting
- Will not increase production or customer traffic
- Significant vegetated screening berm
- Exceeds County safe buffer for mining by 125%

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

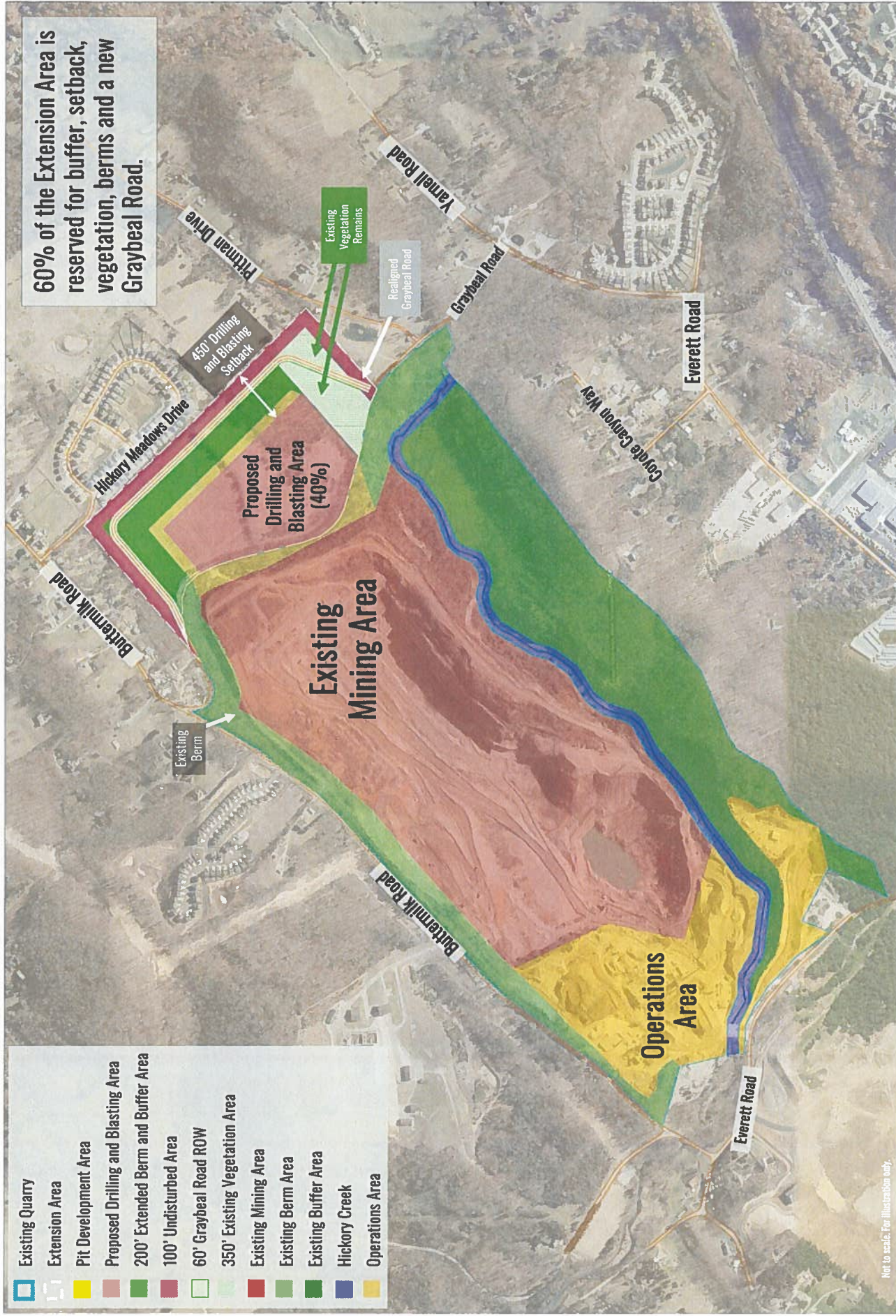
The extension is designed and will be operated to meet or exceed all state and federal requirements and regulations that are protective of safety, health, and the environment.

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

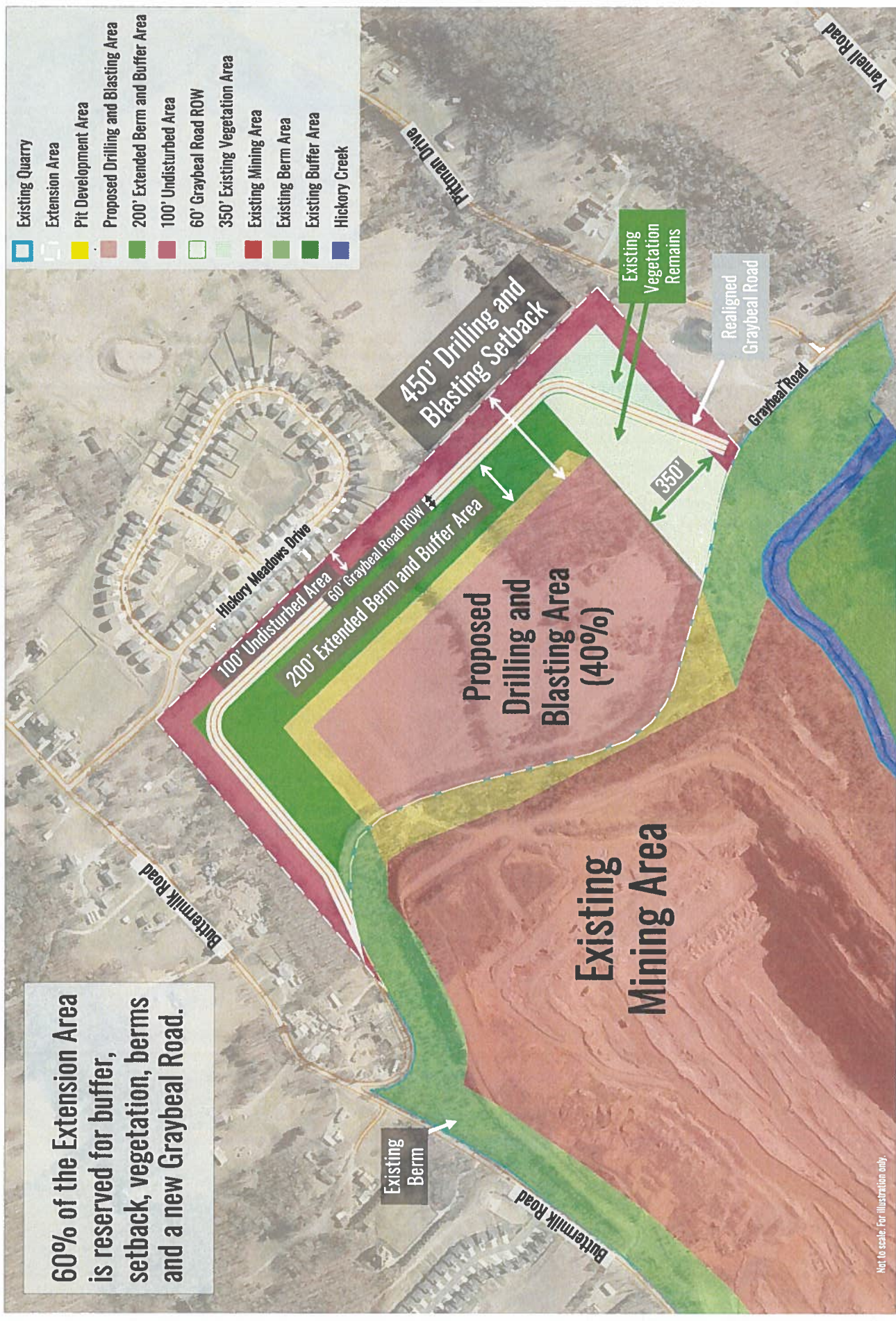
Total Project Area | ~61.4 acres (including Graybeal Road segment)



QUARRY EXTENSION (R. 7/8)



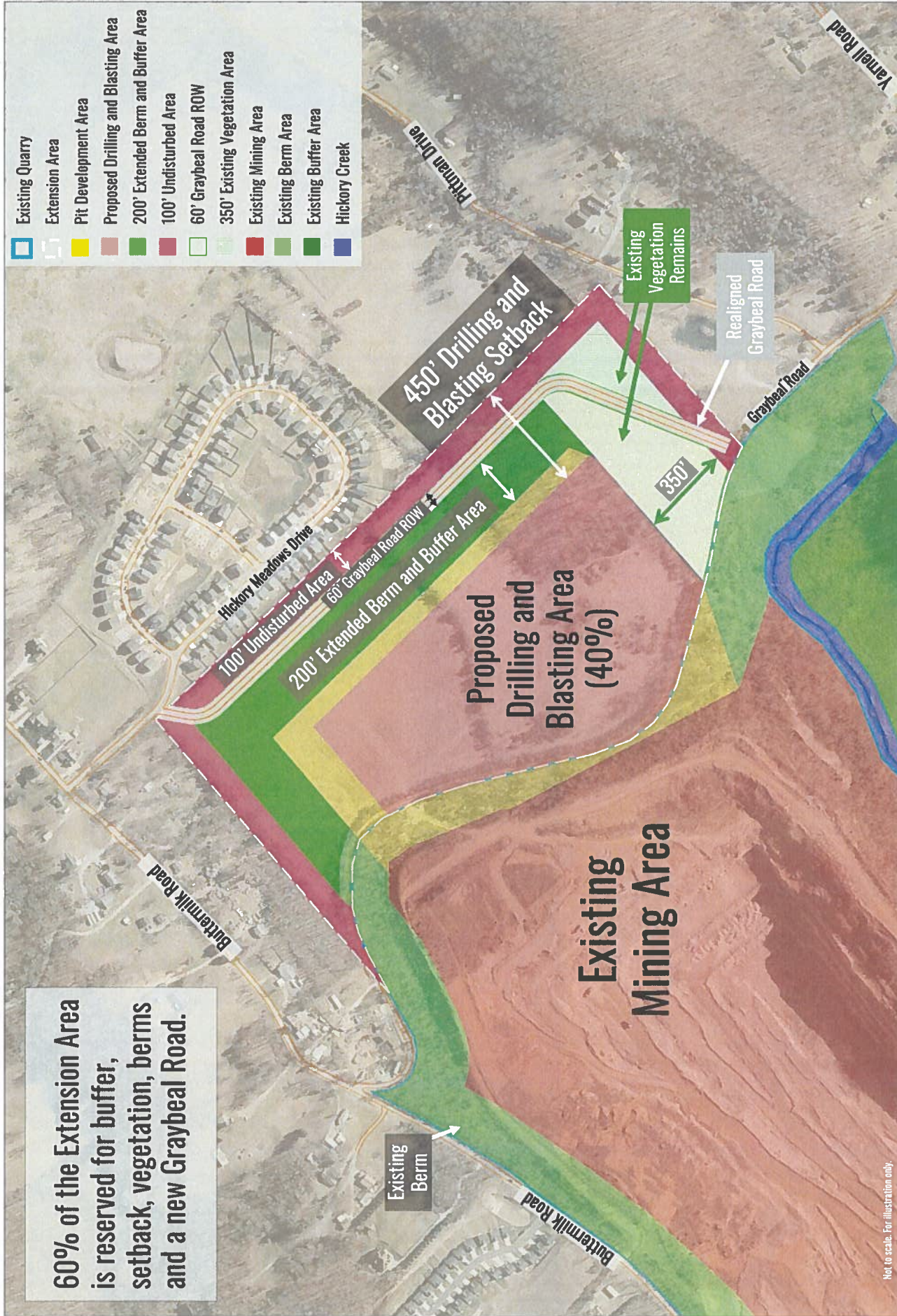
CONCEPT SITE PLAN A: Buttermilk Connection (R. 7/8)



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

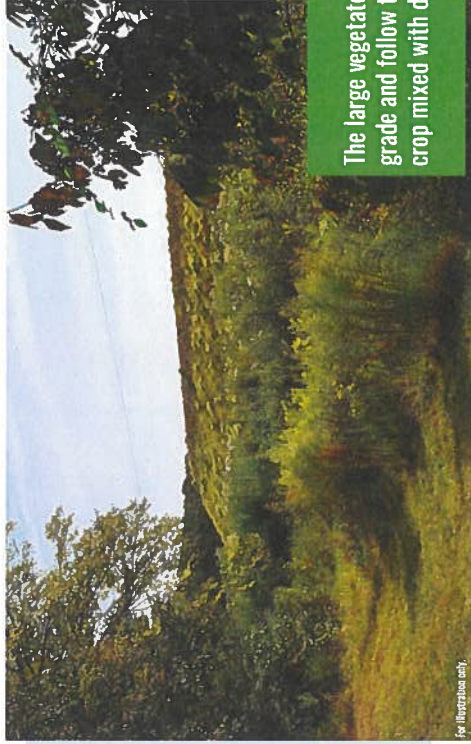


CONCEPT SITE PLAN B: Hickory Meadows Connection (R. 7/8)



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

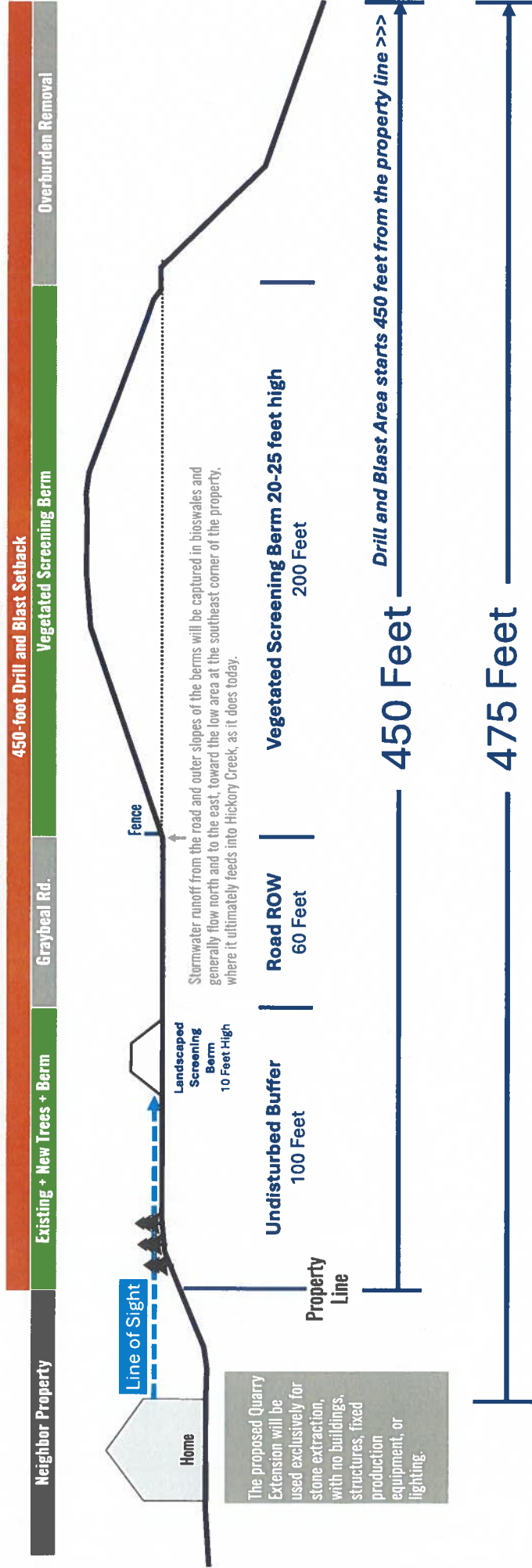
Consistent with the current quarry operations, the extension area will be screened by vegetated berms.



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.



BUFFER AND SCREENING PLAN (R. 7/8)
Perspective from Hickory Meadows Drive

Vulcan
Materials Company
Dixie Lee Quarry

Community Relations Line: dixielee@vmmcm.com