



CARE

— Citizens for Accountable —
Review & Engagement

VULCAN MATERIAL COMPANY

Proposed:

Dixie Lee Quarry Expansion

Hardin Valley Knox County

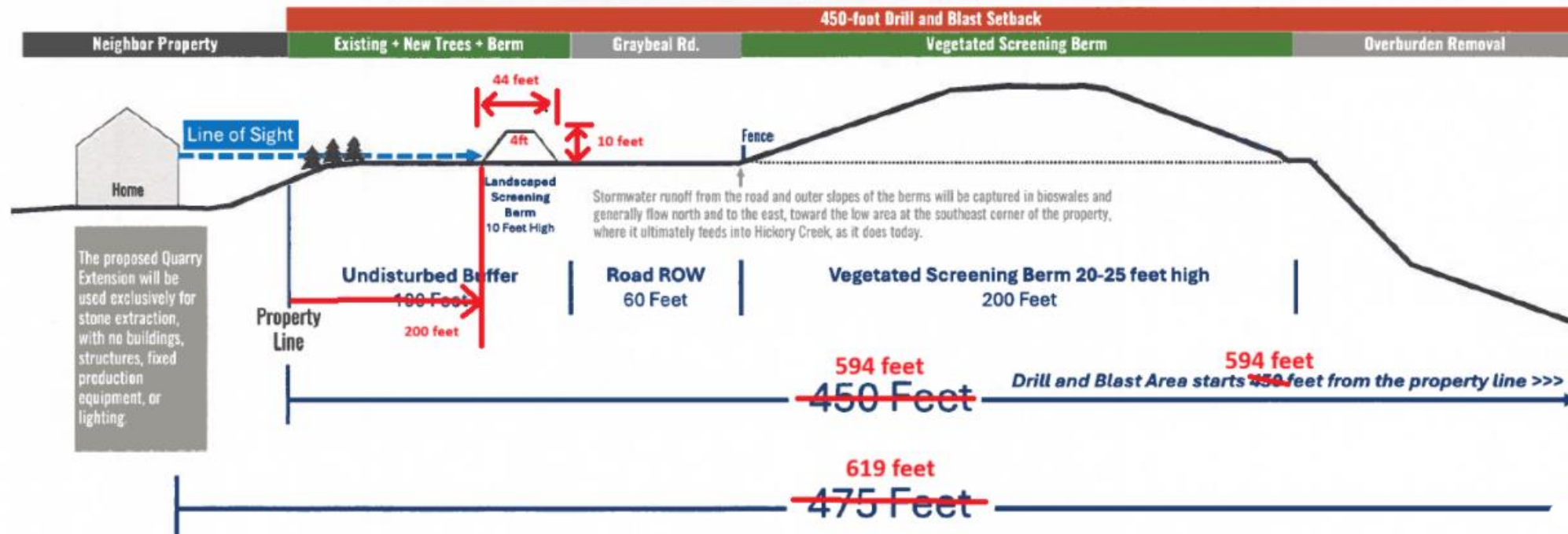
Consistent with the current quarry operations, the extension area will be screened by vegetated berms.



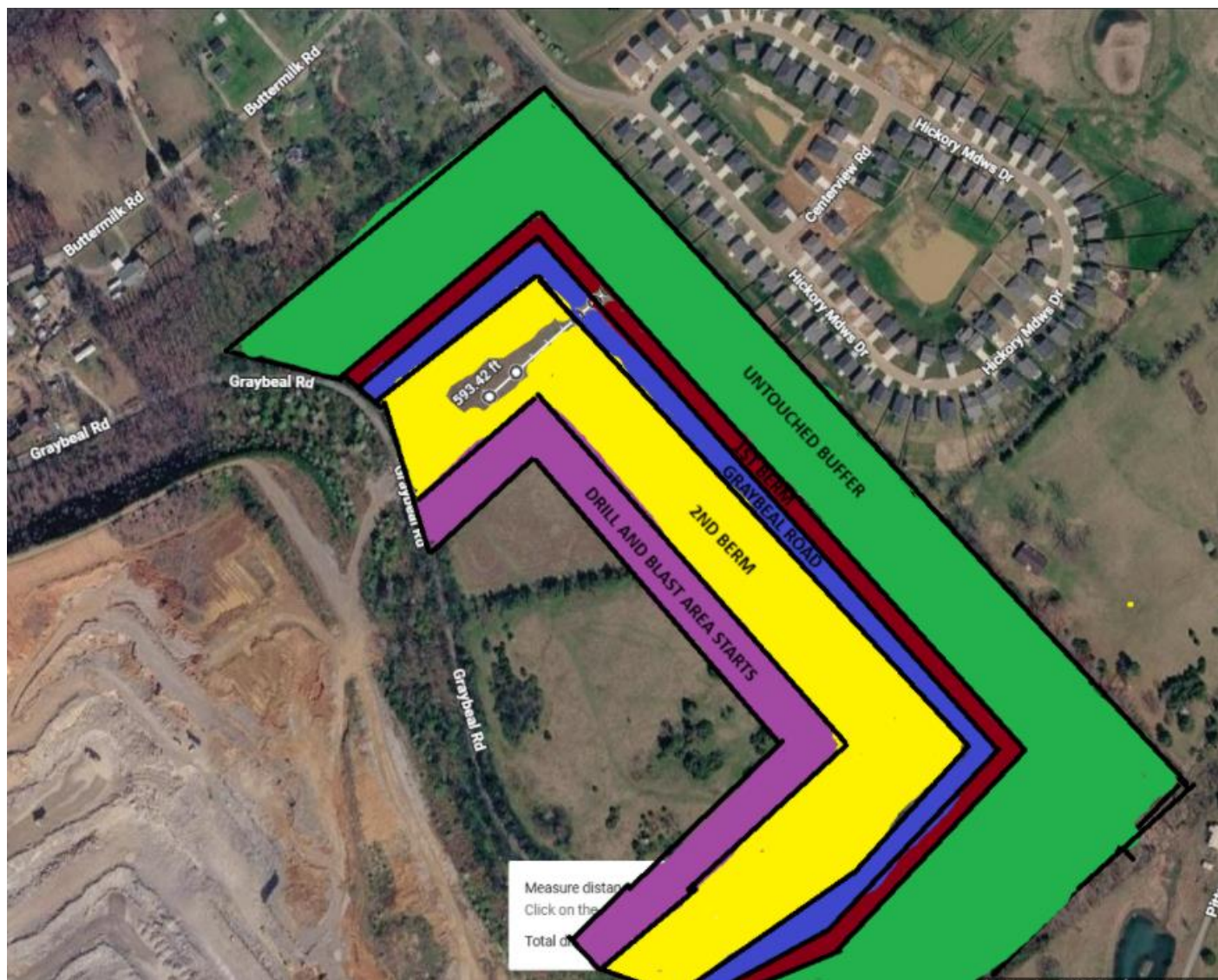
This conceptual view from Hickory Meadows Drive shows the general elevation of Hickory Meadows in relation to the neighboring Vulcan property that was acquired in 1989. Most of the existing trees within the ~~100-foot~~ 200 ft buffer will remain. Vulcan will augment the existing vegetation with a 15-foot 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.



We should not imply that the berm is the beginning of blasting. We need the actual surveyed distance from the nearest house to the closest permissible drill hole and excavation limit.



- 200 FT UNTOUCHED
- 44 FT 1ST BERM (10 FT TALL)
- 60 FT GRAYBEAL ROAD
- 200 FT 2ND BERM (25 FT TALL)

• **TOTAL = 619 FT FROM HOUSES**

CARE does not believe the proposed quarry expansion has been demonstrated to be compatible with the residential community that exists today. However, if the Planning Commission reaches a different conclusion and approves the Use on Review, CARE requests the following conditions to reduce the long-term impacts on surrounding residents.

Requested Conditions and Community Protections if the Use on Review Is Approved

Blasting provisions:

- Limit routine production blasting in the expansion area to no more than two blast events per calendar month, except for documented safety emergencies, misfire response, or other circumstances approved by the applicable regulatory authority.
- Require Vulcan to use conservative, site-specific blast designs and operational targets intended to maintain vibration and air overpressure materially below applicable legal limits wherever reasonably practicable, particularly as extraction approaches residential areas.
- Third-party vibration and air-overpressure monitoring for every blast affecting the expansion area.
- Monitors located at representative residential locations, including the structures closest to active blasting.
- Public availability of blast date, time, location, charge weight per delay, peak particle velocity, dominant frequency, air overpressure, and monitoring location.
- An adaptive blast-management process requiring review and modification of blast design if readings trend upward or complaints increase, even when legal limits have not been exceeded.
- Site-specific blast designs as operations approach residences.
- Expanded pre-blast surveys covering structures, wells, cisterns, retaining walls, pools, and accessory buildings.
- Require blast mats, stemming changes, reduced hole diameters, modified patterns, or other special precautions whenever the certified blaster or regulatory authority determines they are necessary to control flyrock or protect nearby structures and public roads.
- NO blasting on weekends, holidays, and between 4 PM – 10 AM at any time.
- Reduce allowable vibration to 0.75 in/sec PPV to address karst geology and cumulative effects

Air quality:

- Establish a funded residential mitigation program for properties experiencing documented quarry-related dust impacts, which may include filtration equipment, cleaning, landscaping, or other appropriate measures
- Require financial assurance, insurance, or a performance bond in an amount supported by an independent estimate of potential road, utility, environmental, reclamation, and mitigation obligations.
- Offer a voluntary HEPA air unit installation program for affected homes, at Vulcan's expense

Structural and Environmental Safeguards:

- Require **baseline structural surveys of all Hickory Meadows homes and neighboring houses** (not just within 1,000 feet), performed **before** any construction or earth-moving begins (including berm building).
- Require Vulcan to provide a binding, phased **mining progression schedule** (with dates and phases), with changes allowed only through a public process.

Graybeal Road:

- We don't agree with either option of the realignment of Graybeal Road
- Any relocated Graybeal Road shall remain a publicly controlled right-of-way positioned between the quarry expansion and the residential community. The relocation shall preserve a permanent public boundary and shall not result in the public corridor being absorbed into the quarry property.
- The final alignment, right-of-way width, drainage, utilities, setbacks, berm limits, emergency access, and future maintenance responsibilities shall be shown on a surveyed and engineered plan before quarry activity east of existing Graybeal Road begins

Additional Conditions:

- No quarry-related land disturbance east of existing Graybeal Road until the road decision and final integrated plan are approved.
- Final engineered berm design, slope stability, drainage, vegetation, inspection, and maintenance.
- Stormwater and water-quality monitoring, including wells, sinkholes, drainageways, and downstream properties.
- No fixed crushing, processing, lighting, or customer truck access in the expansion area without additional public review.
- A designated community liaison and written complaint-response procedure.
- Preservation of all applicable 2009 conditions unless specifically modified in the new approval.
- A defined reclamation plan and adequate financial assurance.
- Additional Planning review for material changes to access, operating hours, blasting frequency, excavation limits, berm configuration, or fixed equipment.
- Remove ambiguous or unenforceable language like "subject to adjustment" or all subjective standards.
- Ensure every protection and limit is explicit, binding, and subject to legal enforcement by the community or county.
- Vulcan to fund or insure against property damage from blasting, vibration, or dust.
- Provide additional compensation or protections if the road is not relocated—such as enhanced safety measures, community investment, buffer zones, or noise/dust controls.
- Mandate all setbacks be measured from recorded property lines, not ambiguous "back of lots."
- Extend buffers/setbacks for all heavy industrial activities (including crushing, hauling, and dumping), not just for blasting.
- Vulcan should agree in writing that this will be the quarry's **final** expansion for the **life** of the quarry.