

NEGOTIATION POINTS FOR THE VULCAN MEETING 07-29-2026

Currently Vulcan states blasting operations will generally occur **1–2 times per month, although this frequency is subject to adjustment** based on site development needs, proximity to nearby structures, and seasonal market demand. "The phrase "**subject to adjustment**" leaves the door open to increasing the frequency whenever they want. Regardless of whether Knoxville ultimately chooses a bypass or expansion of the existing interstate, Vulcan will be the primary supplier of the aggregate needed for the project.

Limit blasting operations to 1–2 times per month as a binding condition

They need to clearly define and establish separate limits for major and minor blasting operations.

Vulcan has described anticipated blasting frequency in different ways throughout this process. Any increase in blasting frequency or changes to the blasting frequency should require public notice, public review, and approval.

Any realignment of Graybeal Road should avoid creating a direct public roadway connection to the Hickory Meadows entrance in order to preserve neighborhood safety and limit through traffic

One of the proposed realignments of Graybeal Road would connect to the entrance of Hickory Meadows, likely increasing traffic through our neighborhood. We have many young families, and the neighborhood bus stop is located near the top of a hill with limited visibility. Adding a public roadway at this location raises concerns about the safety of children waiting for the bus, walking through the neighborhood, riding their bikes, and playing outside.

Vulcan has stated that it will take several years before mining operations reach the area approximately 300 feet from nearby homes, provide a written mining progression timeline, including anticipated phases and estimated dates, and require that operations generally follow that schedule unless modified through a public review process.

Our main initial position was to oppose relocating Graybeal Road because we believed keeping the road in place could help prevent the expansion. Vulcan's proposal to relocate the road changed that. Some residents do not want Graybeal Road relocated behind Hickory Meadows, others do not want it closed at all, and some believe Graybeal Road or another comparable route is necessary for emergency access. If relocating Graybeal Road is not a requirement imposed by Knox County, but instead a proposal by Vulcan, it may be worth considering whether this could become a point of negotiation. If Vulcan no longer has to fund the road relocation, those resources could potentially be redirected toward stronger protections and concessions elsewhere for the community. Is Knox County requiring the relocation of Graybeal

Road, or was this only a proposal by Vulcan? If we agreed and the road doesn't have to be relocated, what additional protections or concessions could be negotiated instead?

REQUIRED DISTANCES.

- **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**

BLASTING REQUIREMENTS.

- *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 fly rock 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. Vulcan's expense*

STUCTURAL 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.*