



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 EGLE
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)

August 3, 2026

Chris Irwin, Esq.
KELP
kelpknox@gmail.com
christopherscottirwin@yahoo.com

Via Email

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

Dear Chris,

This will follow up on the continuing discussion that occurred at the meeting on July 28, 2026 between Vulcan representatives and several representatives of your firm's client CARE. Vulcan appreciated the participation of your client's representatives, as well as of you and Mr. Finnan, in the exchange of thoughts and concerns about the proposed extension of the Dixie Lee Quarry.

Of course, most of the discussion at this most recent meeting centered upon a review of CARE's list of Requested Conditions. I would make the following points on behalf of the Vulcan team:

- Several of the items on CARE's list are already stated as part of Vulcan's Plan of Operations.
- Nearly half of the items are already part of Vulcan's standard way of operating at Dixie Lee and are under the purview of local, state, or federal agencies with safety and environmental oversight authority.
- It appears that even if Vulcan agreed with every condition that CARE has requested neither it nor its leadership would support Vulcan's Use on Review Application.

Vulcan's Plan of Operations is well within regulatory requirements and includes significant safety and protective margins that exceed the regulations that are determined to be protective of safety, health

and the environment. Nonetheless, as a matter of good faith and to provide neighboring property owners with additional assurance, Vulcan has agreed to self-impose substantial additional protective measures designed to minimize *potential* impacts and provide additional benefits to the surrounding property owners. Although it is not able to adopt CARE's Requested Conditions in their entirety, Vulcan has reconsidered several of the requests and is willing to incorporate certain additional measures into its operations. In total, these and other conditions have added more than \$7 million to the \$20 million project.

Vulcan will modify its conditions to increase the drilling and blasting setback from the back of lots (surveyed property line) fronting on Hickory Meadows Drive from 450-feet to 500-feet, provide for a more extensive pre-blast notification system for neighbors, tighten up allowed times for blasting operations, increase the height of the 200-foot wide berm from 20-25 feet to 25-30 feet, plant evergreen trees along the crest of the large vegetative berm to increase screening and double the depth of the Type A landscaping required in the 100-foot undisturbed buffer from 15-feet to 30-feet.

The details of the conditions that Vulcan has proposed and are submitting to be conditions on an approval of its Use on Review Application are set forth on the attached **Attachment 2: Summary of Modified and Additional Conditions (updated 8-3-2026)**.

In closing, this has been a productive process in which no party can realistically expect to achieve *every* desired outcome. Practical limitations exist, and the result is a thoughtful, balanced plan that appropriately considers the interests of all parties, including neighbors and stakeholders who are not represented exclusively by CARE. My client is your neighbor today and intends to remain a good neighbor for years to come. They will continue to be responsive to questions, feedback, and concerns, and remain committed to engaging constructively with all members of the community.

Please feel free to contact me if you have any questions.

Yours truly,



Thomas M. Hale

TMH/tmm
Attachment

cc: Knox Planning Staff
Knox Planning Commissioners
Knox County Commission
Mike Reynolds, Knox Planning
Carol Landrum
Brandon Bournes
Joshua Robbins

Attachment 2:
Summary of Modified and Additional Conditions
(Updated 8-3-2026)

Based on feedback received through CARE and ongoing conversations with neighboring property owners, including the July 28, 2026 meeting with CARE representatives, Vulcan Materials Company has agreed to revise three (3) of the eight (8) conditions outlined in the July 2, 2026 Staff Report and add two (2) new conditions, as detailed below. Collectively, these commitments go beyond applicable local, state, and federal regulatory requirements and reflect Vulcan's continued efforts to address community feedback and concerns.

Note: Underline = new text. ~~Strikethrough~~ = deleted text.

1. **Additional berm along a realigned Graybeal Road:** Vulcan will construct a landscaped berm (small berm) (approximately 10 feet high) within the 100-foot undisturbed buffer adjacent to the right-of-way of the new Graybeal Road.
2. **UPDATE: Quarry Extension and drilling and blast setback 125% beyond the County requirement:** Vulcan will maintain the following ~~a 450-foot~~ drilling and blasting setbacks from the back of lots fronting on Buttermilk Road (450 feet), Hickory Meadows Drive (500 feet) and Pittman Drive (450 feet).
3. **Expanded Vibration Monitoring Network (+5 monitors dedicated to the Extension neighbors):** In addition to its existing network of seven (7) active vibration monitors, Vulcan will maintain five (5) 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.
4. **Transparent Blasting Data:** Vulcan will make quarterly blasting data available for review by appointment in the Quarry Office.
5. **UPDATE: Neighbor Pre-Blast Notifications:** Vulcan will maintain and promote an opt-in pre-blast notification call list for neighbors. Participants will receive two (2) notifications for each planned blast: 1) an advance notice indicating that blasting is anticipated during the following week; and 2) a same-day notification provided within approximately one (1) hour prior to the planned blast.
6. **UPDATE: Blasting operations:** Blasting operations will be scheduled (day of week and time) based on site development requirements, proximity to nearby structures, and seasonal market demand, and are generally anticipated to occur up to two (2) times per month; provided, however, that blasting shall not exceed ten (10) occurrences in any calendar month. Blasting will occur between 9 a.m. to 4 p.m. Monday through Friday except when U.S. Mine Safety and Health Administration (MSHA) regulations dictate otherwise. No blasting will occur on Federal holidays.

Blasting operations will generally occur up to 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.

7. **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.
8. **NEW: Expanded Landscape Buffer at Property Line:** Most of the existing trees within the 100-foot buffer will remain and Vulcan will augment the existing vegetation with a 30-foot (previously 15-feet) Type A landscape area.
9. **NEW: Higher Screening Berm:** Vulcan raise the height of the large vegetated screening berm from 20-25 feet high to 25-30 feet high along the Buttermilk Road and Hickory Meadows Drive sides of the Extension
10. **NEW: Enhanced Screening:** Vulcan will plant evergreen trees along the crest of the large vegetated screening berm on the Buttermilk Road and Hickory Meadows Drive sides of the Extension. The planting will consist of two (2) staggered rows of evergreen trees. Trees will be spaced twenty (20) feet apart within each row, providing an effective spacing of one (1) tree every ten (10) feet when measured across the staggered rows.