

FACILITY DEVELOPMENT PROPOSAL

VETERAN-OWNED
FAMILY-OPERATED

Construction & Demolition Debris Sorting, Transfer, and Compaction Facility

*A private, internal-use facility supporting responsible
material recovery in Blount County, Tennessee*

PREPARED BY
Two Gen Vets LLC

LOCATION
Seymour, Tennessee

SERVICE AREA
Blount County, TN

01 Executive Summary

Two Gen Vets LLC is a veteran-owned, family-operated dumpster rental and waste hauling company based in Seymour, Tennessee, serving contractors, roofers, builders, demolition contractors, remodelers, property managers, and homeowners throughout Blount County and the surrounding East Tennessee region.

Two Gen Vets is seeking approval to develop and operate a private, internal-use construction and demolition debris compaction facility. This facility will be used only for debris collected in Two Gen Vets–owned dumpsters as part of the company’s normal roll-off dumpster operations.

The facility will not be open to the public. It will not accept public drop-offs, outside haulers, household garbage, food waste, putrescible waste, or municipal solid waste. Any dumpster containing municipal solid waste or household garbage will be hauled directly to the appropriate permitted landfill or disposal facility and will not be unloaded at the Two Gen Vets property.

The purpose of the facility is to improve the handling of construction and demolition debris by allowing Two Gen Vets to sort recoverable materials, remove recyclable items, consolidate remaining debris, and compact qualifying construction and demolition waste before final transportation to an approved disposal facility.

WHY THIS MATTERS

The facility reduces unnecessary direct trips to the landfill, recovers recyclable construction materials, and keeps usable material out of the landfill — while cutting Two Gen Vets’ disposal cost per load by an estimated 25%, speeding truck turnaround, and supporting the company’s planned growth from roughly \$906K in 2026 revenue toward \$2.2M by 2028.

02 Facility Scope

The proposed facility will be a private operational facility used only by Two Gen Vets. It is not intended to operate as a public dump, public convenience center, or public waste transfer station. It will handle only construction and demolition debris generated from Two Gen Vets’ own roll-off dumpster customers.

Typical Accepted Materials

- Wood
- Framing material
- Drywall
- Roofing debris
- Siding
- Flooring
- Cabinets
- Doors

- Windows
- Concrete
- Brick
- Block
- Metal
- Cardboard
- General construction and remodeling debris

MATERIALS THE FACILITY WILL NOT ACCEPT

- Public trash drop-offs
- Outside haulers
- Household garbage
- Food waste
- Bagged household trash
- Putrescible waste
- Municipal solid waste
- Hazardous waste
- Regulated medical waste
- Liquid waste
- Tires, unless handled through an approved recycling or disposal channel
- Asbestos-containing material, unless handled under applicable law and approval
- Any other material prohibited under permit conditions or applicable regulation

03 Purpose of the Facility

The facility is designed to support more responsible handling of construction and demolition debris before final disposal. Its primary goals are to:

- Reduce the amount of construction and demolition debris sent directly to the landfill.
- Recover recyclable materials such as metal, cardboard, concrete, masonry, and clean wood when practical.
- Consolidate and compact qualifying construction and demolition debris to improve hauling efficiency.
- Reduce unnecessary truck trips to the Blount County landfill.
- Help preserve valuable landfill capacity by removing recyclable and recoverable material before disposal.
- Improve Two Gen Vets' ability to serve local contractors efficiently while reducing the company's impact on public landfill operations.
- Reduce landfill costs.

04 No Public Trash or Municipal Solid Waste

Two Gen Vets wants to be clear that this proposed facility is not a location for public garbage disposal. The facility will not accept waste from the general public. Members of the public will not be allowed to bring trash, household garbage, furniture, food waste, bagged trash, or other waste to the property for disposal.

The facility will also not accept municipal solid waste from Two Gen Vets dumpsters. If a dumpster contains household garbage, food waste, bagged trash, or other MSW-type material, that dumpster will be transported directly to the proper permitted landfill or disposal facility. No food waste or putrescible waste will be intentionally unloaded, stored, sorted, or compacted at the Two Gen Vets facility.

WHY THIS MATTERS

This limitation significantly reduces concerns related to odor, vectors, leachate, nuisance conditions, and public dumping. The facility will be limited to construction and demolition debris from Two Gen Vets' own controlled dumpster operations.

05 Construction & Demolition Debris Handling

Most of the material handled at the facility will come from construction, roofing, remodeling, demolition, renovation, and cleanout projects. These debris streams often contain recoverable materials that are unnecessarily buried when taken directly to a landfill. By bringing construction and demolition debris to its own controlled facility, Two Gen Vets can separate usable and recyclable materials before sending the remaining debris for final disposal.

Materials Separated for Recycling or Reuse

- Scrap metal
- Cardboard
- Clean dimensional lumber
- Concrete
- Brick
- Block
- Certain fixtures or reusable building materials
- Other recyclable construction materials where markets are available

This process supports Blount County's long-term solid waste goals by reducing landfill usage and making better use of existing landfill capacity.

06 Benefits to Blount County

1 Reduced Landfill Burden

Construction and demolition debris takes up valuable landfill space, even when non-hazardous. By sorting and removing recyclable materials before final disposal, Two Gen Vets can reduce the amount of material ultimately sent to the landfill, helping extend the useful life of local landfill infrastructure.

2 Less Recoverable Material Buried

Many construction dumpsters contain recyclable material mixed with general debris that is otherwise buried. The facility gives Two Gen Vets a controlled location to recover recyclable materials before disposal, keeping usable material out of the landfill.

3 Fewer Direct Trips to the Landfill

Rather than taking every construction dumpster directly to the landfill, Two Gen Vets can bring qualifying debris to its own facility to sort, compact, and consolidate it — reducing individual roll-off truck trips and improving efficiency at the landfill scale and tipping areas.

4 No Public Dumping Activity

Because the facility will not be open to the public, it will not create the concerns of a public dump or convenience center. There will be no public drop-offs, no public access for disposal, and no acceptance of household garbage or food waste.

5 Reduced Odor and Vector Concerns

Because municipal solid waste, food waste, and household garbage will not be unloaded at the facility, the risk of odor, pests, birds, and other nuisance issues is significantly reduced. The material handled is limited to construction and demolition debris, which is generally drier and less putrescible than household garbage.

6 Improved Local Waste Infrastructure

As Blount County grows, construction activity creates ongoing demand for roll-off dumpster services. This facility adds private-sector waste handling infrastructure without requiring the county to build, fund, or operate it — supporting local contractors and responsible material handling.

7 Local Jobs and Veteran-Owned Business Growth

The facility will support the continued growth of a local veteran-owned company. As volume grows, it will help support jobs for drivers, equipment operators, sorters, maintenance workers, and administrative staff.

07 Operational Benefits to Two Gen Vets

Beyond the public and environmental advantages, this facility is a core operational asset for Two Gen Vets. Disposal fees are the company's single largest variable cost, so a facility that reduces those fees and speeds up truck turnaround has a direct, compounding effect on the company's ability to serve contractors and scale.

~25%

PROJECTED REDUCTION
IN PER-LOAD DUMP COST

\$201 → \$150

DISPOSAL COST PER LOAD,
BEFORE → AFTER

7–12

JOBS PER TRUCK PER DAY,
IMPROVED BY FASTER
TURNAROUND

How the Facility Strengthens Operations

- **Lower disposal cost per load.** Sorting and recovering recyclable material before disposal — combined with a newly approved lower landfill rate — is expected to reduce the average dump cost from roughly \$201 to about \$150 per load. Because dump fees are the largest variable cost in the business, this is the single largest driver of margin expansion.
- **Faster truck turnaround.** Consolidating and compacting debris at the company's own site reduces trips to the landfill and the time spent waiting in landfill scale and tipping lines, returning trucks to job sites sooner.
- **Service beyond landfill hours.** Because the company can unload and stage debris at its own controlled facility, Two Gen Vets is not limited to public landfill operating hours — allowing it to serve contractors when competitors cannot.
- **More jobs completed per day.** Each truck currently completes 7–12 jobs per day; reduced landfill trips and wait times increase the number of pulls each truck can complete, raising revenue capacity without adding equipment.
- **Recovered-material value.** Separated metal, cardboard, concrete, masonry, and clean lumber can be diverted to recycling and reuse channels, reducing the volume sent for paid disposal and creating potential secondary value.
- **Scalable economics.** As the dumpster fleet grows, the per-load savings apply across every additional pull, so the facility's benefit grows in step with the business.

08 Financial Impact

The facility supports an aggressive but disciplined growth plan. Two Gen Vets currently operates 87 dumpsters with 4 roll-off trucks, averaging about 1.5 pulls per dumpster per month. The plan expands fleet size and utilization while the sorting facility holds disposal costs down — allowing revenue to scale without a proportional increase in cost per load.

Projected Growth

YEAR	DUMPSTERS	PULLS / DUMPSTER / MO.	ANNUAL PULLS	REVENUE
Current	87	1.5	—	—
2026	131	1.75	~2,700	~\$906K
2027	196	2.0	~4,700	~\$1.5M
2028	294	2.0	~7,000	~\$2.2M



Projected revenue. Figures are estimates based on planned fleet expansion and utilization targets.

Disposal Cost Savings — The Margin Engine

The sorting facility's primary financial purpose is to reduce disposal cost per load. At an estimated \$51 saved per load, the savings compound as pull volume grows:

YEAR	ANNUAL PULLS	SAVINGS / LOAD	EST. ANNUAL DISPOSAL SAVINGS
2026	~2,700	~\$51	~\$138K
2027	~4,700	~\$51	~\$240K
2028	~7,000	~\$51	~\$357K

Illustrative. Savings apply to loads taken to the landfill; material diverted to recycling reduces paid disposal volume further. Actual results depend on volume, material mix, and landfill rates.

REVENUE PER PULL

Introducing 40-yard dumpsters — priced at roughly \$650 in Knox & Blount County and \$925 in Sevier County — is expected to lift average revenue per pull from about \$524 to roughly \$590, with similar delivery and pickup effort as smaller containers.

Investment & Use of Funds

Two Gen Vets is pursuing SBA financing to support this phase of growth. Facility-related funds are directed toward purchasing the property for the sorting facility, preparing the site and infrastructure for sorting operations, and providing working capital to support expansion. Ownership will contribute personal funds toward the project and keep owner salaries modest to prioritize growth and meet the company's financial obligations.

09 Operating Plan

Two Gen Vets will operate the facility as a controlled-access private facility. Access will be limited to authorized Two Gen Vets trucks, employees, and approved personnel.

Incoming Loads

Only Two Gen Vets–owned dumpsters will be brought to the facility. The company will not allow public drop-offs or third-party haulers to unload at the site. Incoming loads will be limited to construction and demolition debris. If a load is found to contain municipal solid waste, household garbage, food waste, or other prohibited material, it will be redirected to the proper permitted landfill or disposal facility.

Load Inspection

Loads will be visually inspected before and during unloading. Employees will be trained to identify prohibited materials and to prevent unacceptable waste from being unloaded at the site. If prohibited material is discovered, it will be isolated and handled according to applicable regulations and permit requirements.

Sorting

Construction and demolition debris will be sorted to recover recyclable or reusable materials when practical. Sorted materials will be placed in designated containers or areas before being transported to approved recycling outlets or reuse channels.

Compaction and Transfer

After recyclable materials are removed, remaining qualifying construction and demolition debris may be compacted or consolidated for efficient transportation to an approved disposal facility. The facility will not be used to compact food waste, household garbage, or municipal solid waste.

24-HOUR HANDLING COMMITMENT

No materials will be left on the ground for more than 24 hours. They will be loaded immediately into the compactor once recyclables are removed.

Site Controls

Two Gen Vets will maintain operational controls to keep the site clean, safe, and orderly. These controls may include:

- Controlled access gates
- Designated unloading areas
- Daily cleanup procedures
- Litter control
- Dust control as needed
- Fire prevention procedures
- Employee training
- Clear traffic flow
- Prohibited-material screening
- Regular removal of sorted recyclable materials
- Regular transfer of residual debris to approved disposal facilities

10 Environmental & Public Interest Commitment

Two Gen Vets understands the importance of operating this facility responsibly. The company's goal is not to create a landfill or public dump — it is to create a controlled private facility that improves the handling of construction and demolition debris generated through the company's own dumpster operations.

THE FACILITY WILL HELP

- Reduce unnecessary landfill usage
- Divert recyclable materials
- Reduce direct trips to the landfill
- Improve hauling efficiency
- Preserve landfill capacity
- Support local construction activity
- Reduce public infrastructure burden
- Operate without accepting public trash, food waste, or MSW

This project provides a practical private-sector solution that benefits both Two Gen Vets and Blount County.