

PLEASANT VIEW CHEATHAM COUNTY

2026 COMMUNITY DATA PROFILE



QUICK FACTS

County Seat	Ashland City
Year Incorporated	1996
Land Area in Square Miles (County)	302
Water Area in Square Miles (County)	5
Latitude	N36° 23.66'
Longitude	W87° 02.20'
Elevation	438'
Market Region	Nashville
Distance From Nashville	25 miles
Distance From Clarksville	25 miles
Time Zone	Central
City Website	www.townofpleasantview.com/
County Website	www.cheathamcountyttn.gov
Additional Incorporated Cities within the County	Ashland City, Pegram, Kingston Springs
Unincorporated Cities	Chapmansboro

POPULATION

	City	County
2020 (Census)	4,807	41,072
2025 Population	5,056	42,690
2025 Median Age	39.7	42.5
2030 Population Projection	5,220	43,839
Annual Growth Rate (2025-2030 Projected)	0.64%	0.53%

Source: ESRI

CLIMATE

Annual Average Temperature	58.1° F
Average High Temperature	70.9° F
Average Low Temperature	45.4° F
Annual Average Precipitation	50.09"
Annual Average Snowfall	2.2"
Prevailing Winds	Southerly
Mean Length of Freeze-Free Period (days)	180-220

TAX STRUCTURE

LOCAL	City	County
Property Taxes (2025)		
• Rate per \$100 value	\$0.00	\$1.753
• Cheatham County Fire Dept. (SSD)		\$1.753
Ratio of Assessment		
• Residential and Farm	25%	25%
• Commercial/Industrial	40%	40%
• Personal (Equipment)	30%	30%
Total Local Assessment (2024)	\$0.00	\$1,956,510,994
• Rural (Special Fire District)		\$1,197,482,955
Hotel-Motel Occupancy Tax	5.0%	5.0%
Motor Vehicle Wheel Tax Rate		\$51.00

Source: Tennessee Comptroller of the Treasury, Division of Property Assessments
Source: Tennessee Department of Revenue

STATE

Sales Tax	
• 5% tax on food and food ingredients	
• 7% on all other tangible personal property unless specifically exempted	
Local Sales Tax Rate	
• 2.25%	
Local and State Sales Tax Collected (FY2025)	
• \$48,631,586	
Income Tax	
• Personal: Repealed beginning January 1, 2021	
• Corporate Excise Tax: 6.5% of Tennessee taxable income	
• Franchise Tax: .25% of the greater of the Tennessee portion of net worth or the book value of real and tangible property in Tennessee. The minimum tax is \$100	
• Unemployment Tax: New employers is typically 2.7% (based on occupation) of first \$7,000	

Source: Tennessee Department of Revenue

EDUCATION

District Name	Cheatham County
Type of Public School System	County
District Grades Served	Pre-K-12
Number of Schools	14
Number of Classroom Teachers	335
Student to Teacher Ratio	16:1
Additional Staff	81
Total Number of Students	5,318
Number of Private Schools	2
Total Number of Students	449
Number of Teachers	62

Number of High School Graduates (2025)	406
Graduation Rate	95.1%
Educational Attainment with a Degree (Adults Age 25+)	35.6%

Source: Tennessee Department of Education

REGIONAL HIGHER EDUCATIONAL INSTITUTIONS (within 30 miles)

- TN College of Applied Technology Dickson
 - Austin Peay State Univeristy Clarksville
 - Nashville State Community College Dickson
- (plus several in Nashville)*

Source: National Center for Education Statistics

FastTrack Job Training Assistance Program Available	Yes
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Source: Tennessee Department of Economic and Community Development

GOVERNMENT

GOVERNING BODY

City	Mayor and Council Meets 2nd Tuesday at 6:00 p.m. City Hall - 405 N. Main Street (Workshop meeting is held on the 1st Tuesday of every month at 6:0 0pm)
County	Mayor and County Commissioners Meets 2nd Monday at 6:00 p.m. with the exception of October which is the 1st Monday at the Cheatham County Courthouse

Fire Department	
• Full-time fire fighters in city	4
• City volunteers	68
• Full-time fire fighters in county	2
• County volunteers	200
• Fire stations in city	1
• City fire trucks	14
• Fire stations in county	14
• County fire trucks	42

Law Enforcement	
• Full-time police officers in city	8
• Full-time police officers in county & sheriff	41
• City patrol cars	7
• County patrol cars	44

	<u>City</u>	<u>County</u>
Insurance Rating	4	4
Zoning Regulations	Yes	Yes
Planning Commission	Yes	Yes
Industrial Development Corp.	No	Yes

TRANSPORTATION

AIR SERVICE

Nearest General Aviation	John C. Tune Airport
Location Identifier	JWN
Distance from Pleasant View	27 miles
Runway Length	5,500 feet
Surface	Asphalt
Lighting	MIRL/PAPI
Fuel	100LL/Jet A
Repairs	Major
Storage	Hangar, Tie Down
Transportation	Taxi, Rental and Courtesy Car
Nearest Commercial Service	Nashville International Airport
Location Identifier	BNA
Distance from Pleasant View	32 miles

HIGHWAYS

U.S. Highways	
State Highways	41S and 49
Nearest Interstate	Interstate 24

COMMON CARRIERS

Air Freight Companies	None
Motor Freight Companies	3
Terminal Facilities	None
Bus Services	
Inter-City	RTA
Local	No
Carrier Service	No

RAILROADS SERVED BY

CSX Transportation and Nashville & Western

NAVIGABLE WATERWAYS

River	Cumberland
Channel Depth	9 feet
Nearest Port Facility	Nashville
Miles from Port	25

COMMUNICATIONS

Newspapers	The Ashland City Times The Tennessean Cheatham Exchange So. Cheatham Advocate The Post
Telephone Companies	AT&T
Radio Stations	20 local, WQSV AM790, 1 web radio
Television Networks	5
Cable Service Available	Yes
Channels	50
Provider	Charter Communications
Internet Service Available	Yes
Provider	AT&T, Charter Communications and Cumberland Connect
Fiber Optics Available	Yes
Provider	AT&T, Charter Business and Cumberland Connect

COMMUNITY FACILITIES *(citywide)*

Health Care

Doctors	9
Dentists	4
Hospitals	0
Beds	0
Clinics	2
Nursing Homes	0
Beds	0
Retirement Homes	0
Beds	0
Residential Care/ Assisted Living	0
Beds	0

Recreation

Libraries	0
Parks	2
Golf Courses (Public & Private)	0
Swimming Pools (Public & Private)	0
Country Clubs	0
Theaters	0
Bowling Alleys	0

Hotels & Motels

Rooms	92
Bed & Breakfasts	0

Religious Organizations

Protestant	6
Catholic	0
Jehovah's Witness	0
Seventh Day Adventist	0
Latter Day Saints	0

Largest Meeting Room

Capacity	85
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Restaurants

	17
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Other

Ball fields, historic trail

Day Care Centers

	4
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Day Care Homes

	0
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FINANCIAL INSTITUTIONS

Banks:	Total Number of Institutions	5
	Total Number of Offices	11
	Deposits	775,000,000
Credit Unions:	Total Number of Branches	1
	Total Number of Offices	1
	Deposits	20,285,061
Countywide Combined Deposits		\$795,285,061

(Deposits for June 30, 2025)

Source: Federal Deposit Insurance Corporation and National Credit Union Administration

INDUSTRIAL SUPPORT SERVICES

Service	Location	Distance (Miles)
Tool & Die	Local	
Heat Treating	Nashville	20
Foundry	Nashville	20
Heavy Hardware	Nashville	20
Sheet Metal	Local	
Lubricants	Nashville	20
Welding Supplies	Nashville	20
Abrasives		

SELECTED ECONOMIC INDICATORS

2025 ANNUAL AVERAGES (AGE 16+)

Labor Force	County	Labor Market Area*
Population	35,103	794,636
Employed	21,706	509,381
Unemployed	843	19,338
Unemployment Rate	3.7%	3.7%

*Drive Time: 45 minute radius from Ashland City (County seat)

Source: ESRI

2025 EMPLOYED POPULATION (AGE 16+) BY INDUSTRY

Agriculture/Mining	0.5%
Construction	11.6%
Manufacturing	9.4%
Wholesale Trade	2.0%
Retail Trade	10.8%
Transportation/Utilities	7.7%
Information	0.8%
Finance/Insurance/Real Estate	5.1%
Services	45.0%
Public Administration	7.1%

Source: ESRI

MANUFACTURING IN AREA (Annual Averages 2024)

Number of Units	74
Ann. Avg. Employment	2,760
Ann. Avg. Weekly Wage	\$1,510

Source: U.S. Bureau of Labor Statistics

PER CAPITA PERSONAL INCOME

Year	2025
Amount	\$37,638

Source: ESRI

MEDIAN HOUSEHOLD INCOME

Year	2025
Amount	\$79,860

Source: ESRI

AVERAGE HOME SALES

Year	2025
Median Value	\$334,925
Average Value	\$366,410
Housing Affordability Index	92
Percent of Income to Mortgage	26.3%

Source: ESRI

RETAIL SALES

Year	2024
Amount	\$528,710,167

Source: Tennessee Department of Revenue

NATURAL RESOURCES

Minerals: Limestone

Timber: Hardwoods (Oak and Poplar)

AGRICULTURAL

Crops: Tobacco, Hay, Corn, Soybean, Hemp

Livestock: Cattle

UTILITIES

WATER

Water Supplier	Pleasant View Utility District
Phone	615.746.5315
Website	www.pvudwater.com
Source	Sycamore Creek
Capacity	3,000,000 GPD
Current Consumption	1,200,000 GPD
Storage Capacity	700,000 Gallons

SEWER

Sewer Provider	Pleasant View Utility District
Phone	615.746.5315
Website	www.pvudwater.com
Type of Treatment	Lagoon/Steg system
Capacity	250,000 GPD
Current Usage	100,000 GPD
City Sewer Coverage	60%
Storm Sewer Coverage	0%
Solid Waste Disposal Type	Private garbage pickup/landfill

GAS

Local Distributor	Clarksville Gas & Water Company
General Manager	Troy Jones
Local Address	2215 Madison Street Clarksville, Tennessee 37043
Phone	931.645.7400
Website	www.clarksvillegw.com/gas
Source Company	Tenneco
Fuel Oil Suppliers	2
Suppliers of LP Gas	2

ELECTRICITY

Source Company	Tennessee Valley Authority
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LOCAL POWER COMPANY (City and County)

Cumberland Electric Membership Corporation/
Cumberland Connect

General Manager	Chris Davis
Local Address	315 N. Main Street Ashland City, Tennessee 37015
Phone	615.792.5651
Main Phone	800.987.2362
Website	www.cemc.org

MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION

Firm	Product or Service	Total Employees	Union	Phone Number
United Structural Systems, Inc.	Foundation/Structure repair	150	None	615.746.5225
Pleasant View Manufacturing	Steel fabricating	15	None	615.746.5777
QC Industrial Solutions	Packaging distribution	15	None	615.247.8720

For information on industrial sites and available industrial buildings contact:

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MTIDA represents the Local Electric Power and Natural Gas Distributors located in the 40 county region of Middle Tennessee.

The information contained herein was obtained from sources we consider reliable. We can not be responsible, however, for errors or change in information.