

Preliminary Land Use Assessment Report

Pleasant View, Tennessee

Tennessee State University

**DWIGHT D. MARTIN, MCRP**

Nashville, TN

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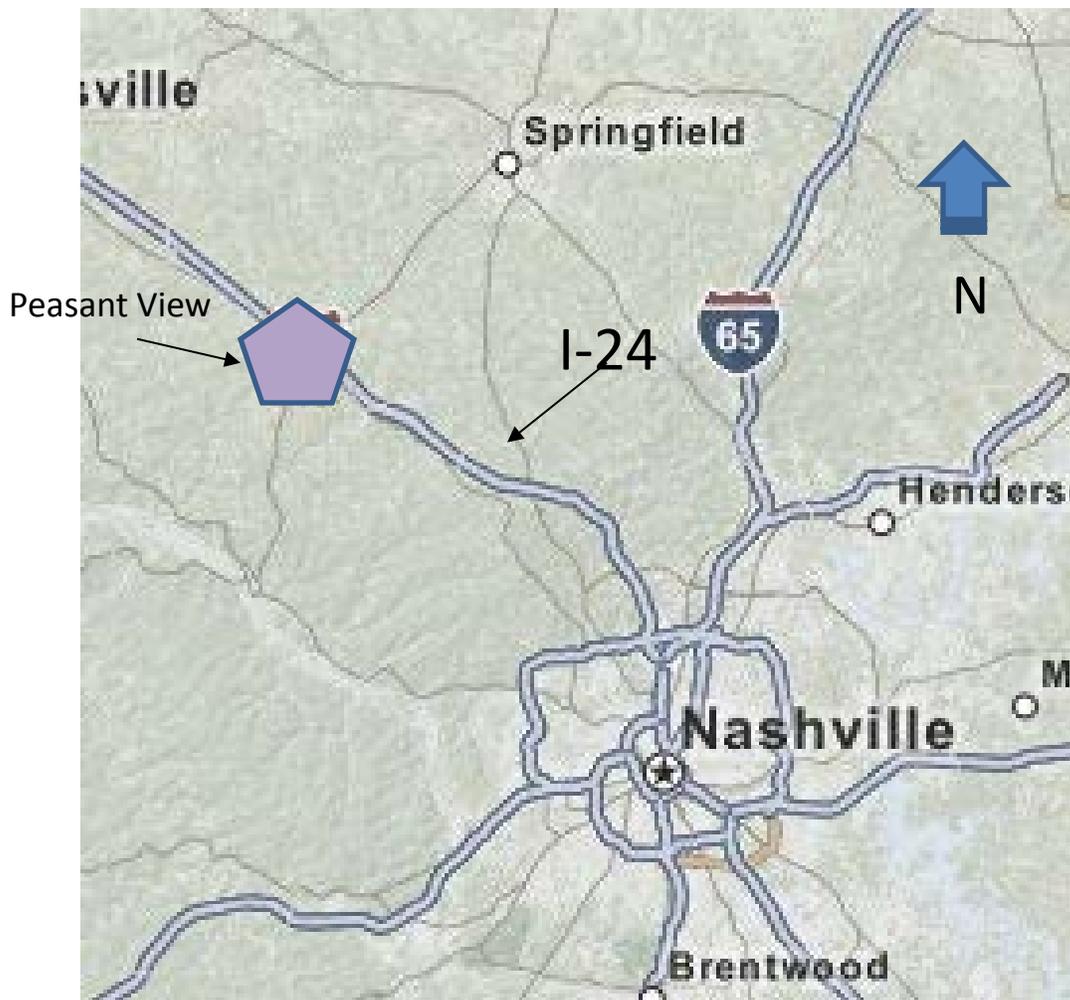
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**OVERVIEW**

The city of Pleasant View located in the northern section of the state of Tennessee is characterized as a hamlet community which lies approximately 20 miles north of Nashville TN and the same distance south of city of Clarksville, TN. This community is located in Cheatham county of represents the north-eastern extremity of the county at a distance of approximately 7 miles from the county seat of Ashland City. **AN VICINITY MAP SHOWING PLEASANT VIEW NORTH OF NASHVILLE AND ITS LOCATION IN THE NORTHERN SECTOR OF THE STATE OF TENNESSEE IS CONVEYED IN FIGURE 1 A BELOW.**

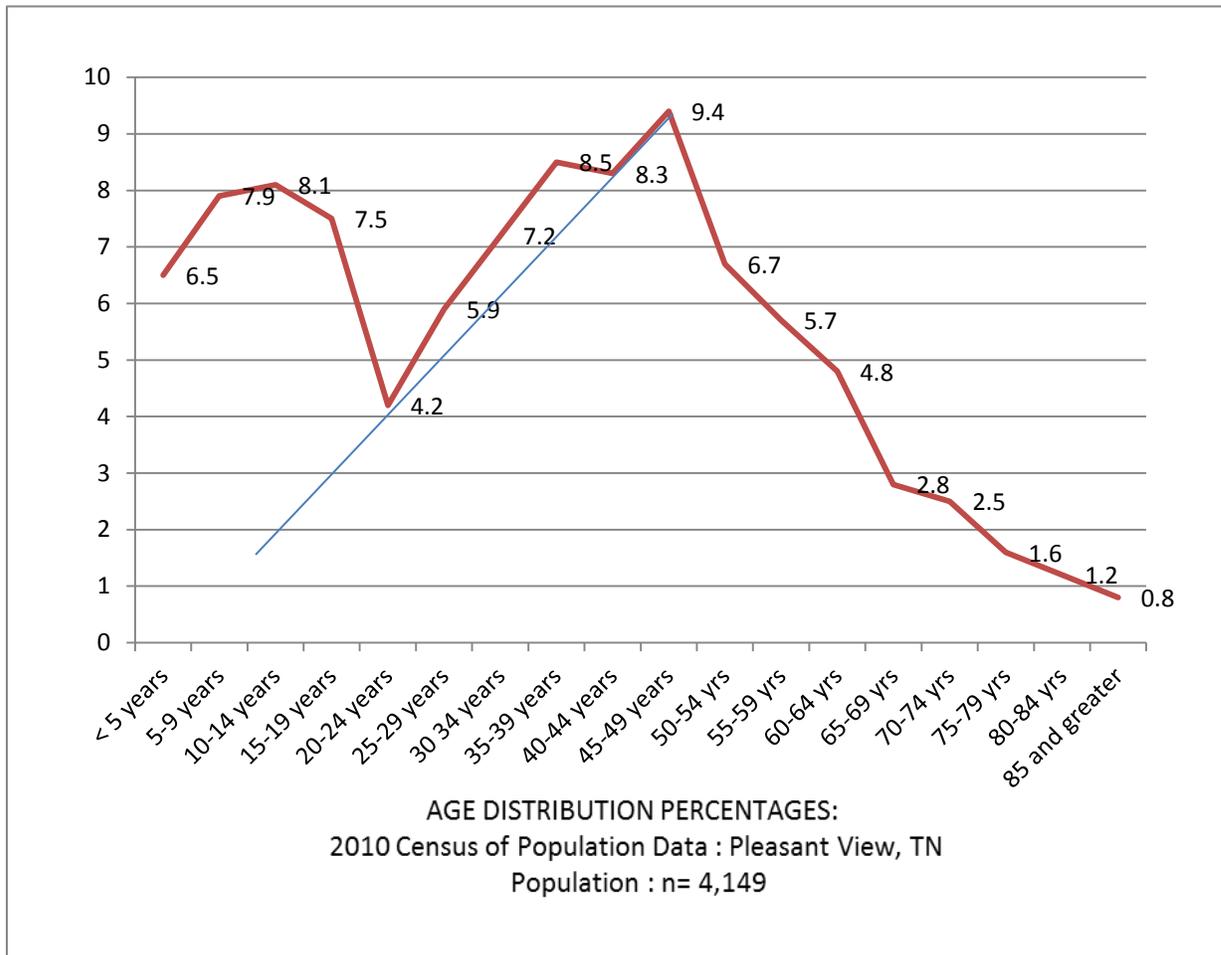


**FIGURE 1A\_ SITE AND LOCATION MAP\_ PLEASANT VIEW, TN**

Opportunities and Limitations

The community of Pleasant View is in a highly advantageous position to exercise establishing itself as regional hub evenly positioned distance-wise between Nashville (State Capitol) and Clarksville (U.S. Army Military Base) TN.

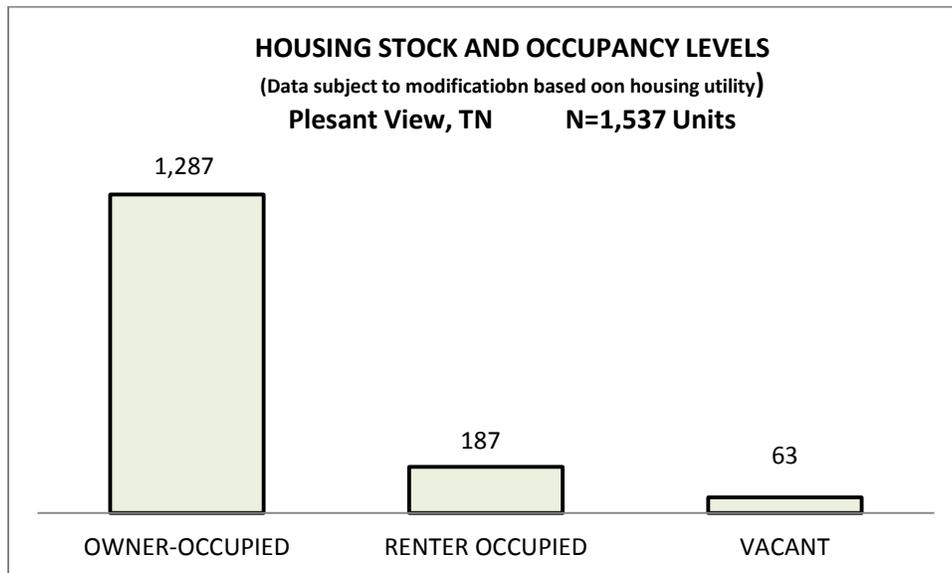
In the community the population demonstrates a pattern of high lower age persons with a sharp decline in adolescent to adult period (20-24 years of age). Between ages 20-49 the population representation is approximately 44 % of the community's population makeup.



**FIGURE 2A AGE DISTRIBUTION PERCENTAGES: PLEASANT VIEW, TN**

	4,149	100.0%
Under 5 years	288	6.9%
5 to 9 years	327	7.9%
10 to 14 years	338	8.1%
15 to 19 years	312	7.5%
20 to 24 years	175	4.2%
25 to 29 years	243	5.9%
30 to 34 years	297	7.2%
35 to 39 years	354	8.5%
40 to 44 years	345	8.3%
45 to 49 years	389	9.4%
50 to 54 years	278	6.7%
55 to 59 years	238	5.7%
60 to 64 years	198	4.8%
65 to 69 years	118	2.8%
70 to 74 years	102	2.5%
75 to 79 years	65	1.6%
80 to 84 years	49	1.2%
85 years and over	33	0.8%
Median age (years)	36.3	

**TABLE 1A: AGE DISTRIBUTION (2010 CENSUS), PLEASANT VIEW TN.; n=1537**



**FIGURE 3A: HOUSING STOCK AND OCCUPANCY LEVELS, PLEASANT VIEW, TN**

From the above Figure and in Table 1.3 the number of Owner Occupied housing units represent the greatest proportion of housing Units in the community of Pleasant View, TN. These conditions favor community stability and housing development opportunities. When considered relative to the age categories of the population the demand and need for sustained housing production should be of government and private sector importance.

<b>Housing Status</b>	
<b>Total</b>	1,537
<b>Occupied</b>	1,474
<b>Owner-occupied</b>	1,287
<b>Population in owner-occupied ( number of individuals )</b>	3,633
<b>Renter-occupied</b>	187
<b>Population in renter-occupied ( number of individuals )</b>	516
<b>Households with individuals under 18</b>	651
<b>Vacant</b>	63
<b>Vacant: for rent</b>	7
<b>Vacant: for sale</b>	23

Table 1B House Status In Housing Units, **Pleasant View, TN**

**I-24 Average Daily Transportation Information**

Average Daily Transportation along the Federal Highway I-24 reveals a traffic volume over the past five years in excess of 50,000 vehicles (Davidson County Proximity) and mid 40,000 vehicles (Roberson County Proximity) . The potential of recognizable interstate economic potential and related development options ranging from transient.

YEAR	ADT
2013	51246
2012	55588
2011	51515
2010	50284
2009	54939

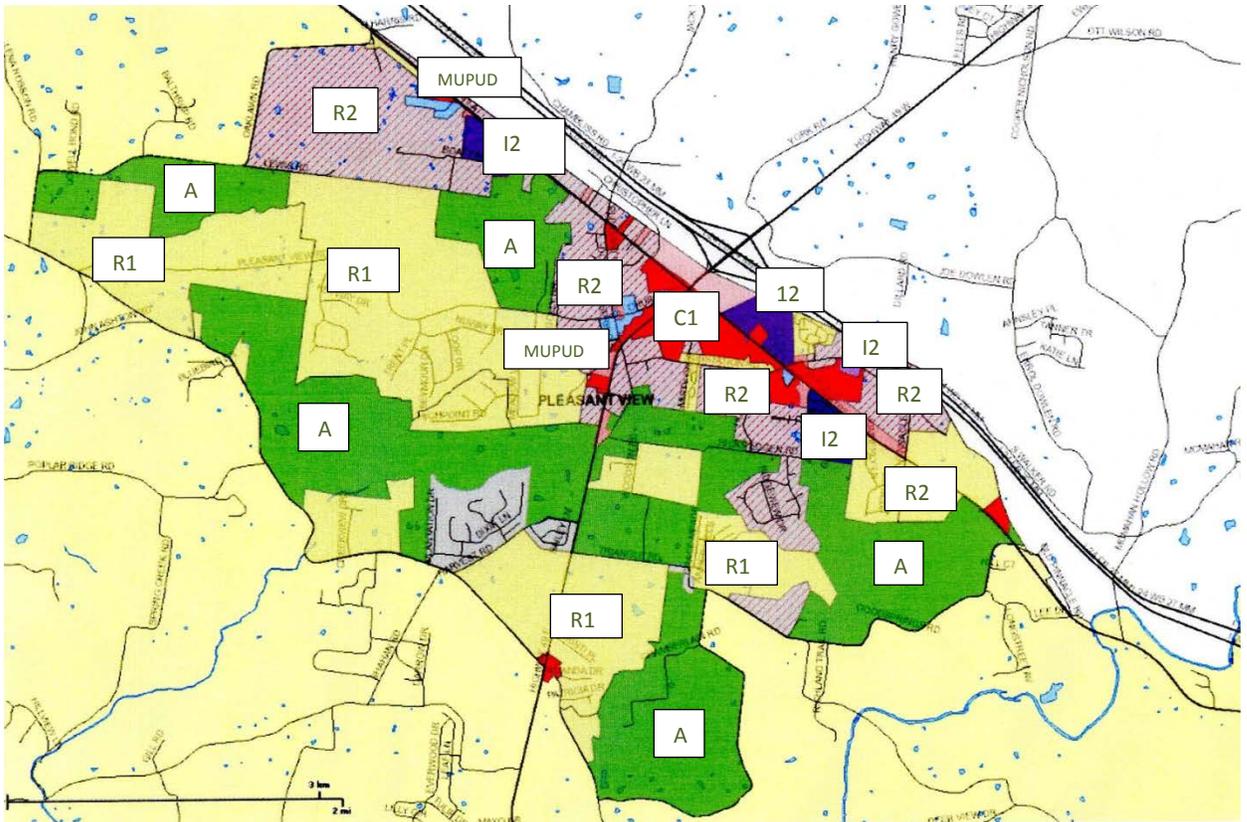
Table 1.1 COUNT EXECUTED NEAR  
NEAR Robertson County Line North of  
Pleasant View City \_TDOT

YEAR	ADT
2013	46891
2012	46082
2011	45353
2010	47243
2009	41896

Table 2.1 COUNT EXECUTED  
Davidson County Line South of  
Pleasant View City \_TDOT

**EXISTING LAND USE AND ZONING LEGEND PLEASANT VIEW,**

- TNR1- ESTATE RESIDENTIAL
- R2- LOW DENSITY RESIDENTIAL
- A- AGRICULTURAL
- C1- GENERAL COMMERCIAL
- C- COMMERCIAL OVERLAY
- I1- GENERAL INDUSTRIAL
- MUPD-MIXED PLANNED USE DISTRICT
- I2- HEAVY INDUSTRIAL



**Figure 4. Existing Land Use and Zoning -Pleasant View, TN**

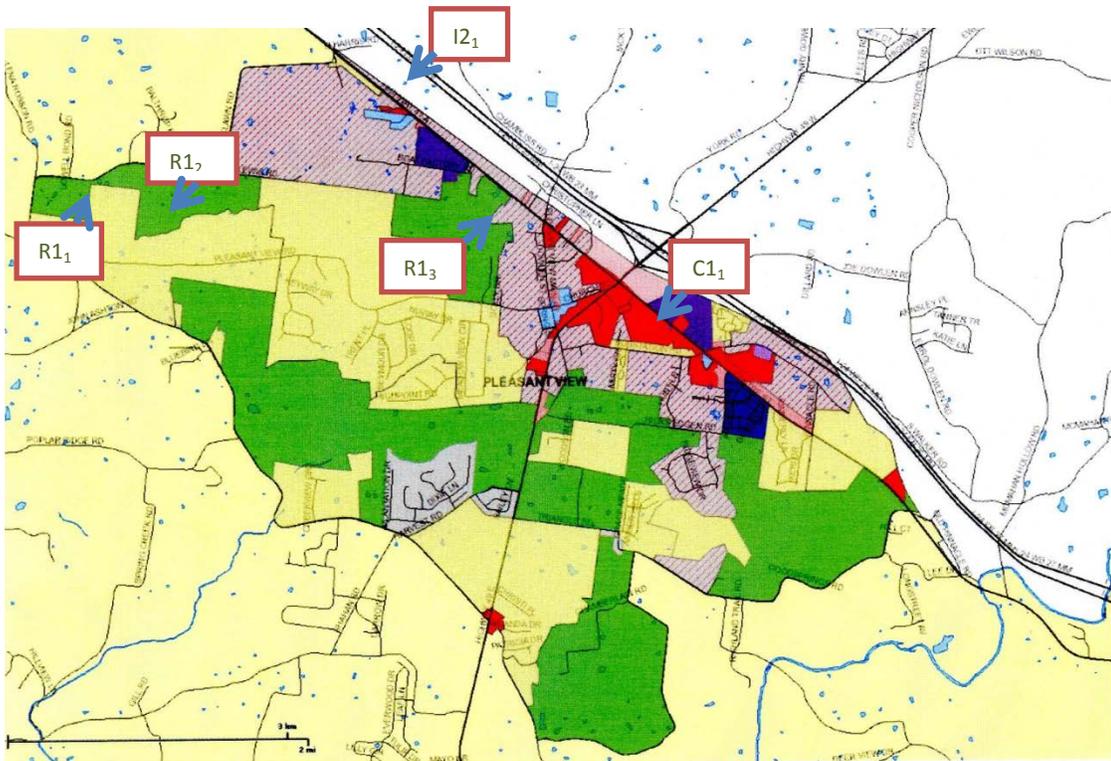


Figure 5: Proposed Land Use Changes \_ Pleasant View, TN

R1<sub>1</sub> through R1<sub>3</sub> are recommended and monitoring appropriate for reductions in the use of referenced property currently as Agricultural land use. The category Residential Estate (R1) would represent a continuation of the community as a destination and place for families and long term home owners and residents. Additionally, interest by land development parties should be tracked and applicable and appropriate policies should be implemented to accommodate a balance between long term land development, provision of necessary infrastructure-water, sewer, taxation and the city expenditures.

C1<sub>1</sub>, General Commercial zoning may be considered for development as highway oriented development. Under the Highway development classification the city's policies would need to reflect development under a board of land use planning officials which review and monitor the long term development of specific plots of land and the ability of the city to support the needs of the developed properties.

A type of highway development which may be appropriate for this location under the current and projected highway land use type would be motel facilities for the transient and traveling population that transverse the community along I-24 and the local state and county highway routes. A prototype of a motel facility is illustrated in Figure H-1. Additional facilities, or a series of the prototype and may be useful in fulfilling the need for motel accommodations on along the I-24 corridor and at Pleasant View. Additional studies to

determine the exact need, location, government expense and vendor commitment to a motel facility would be necessary to arrive at a reasonable and feasible strategy and product.



Figure H1: Pleasant View Motel Facility (Proposed)

Designer: Marissa Chandler- Architectural Engineering -Tennessee State University

An I2<sub>1</sub> General Industrial zoning designation should be considered for the plots of land near the extreme northwest sector of the city. The designation General Industrial would be appropriate for an industrial park consisting of small assembly and warehousing/wholesale operations. In addition to facilities of this type, this industrial park would be sufficient to serve as a regional distribution facility and operation. A clustering design concept which incorporates materials and geometry which based on its aesthetic character would serve to enhance and elevate the physical built environment. A basic prototype of the proposed

facility ranging in square footage from 7,000 square feet to approximately 12,000 square feet for individual units to be considered in the prototypical industrial cluster. Variability would be considered relative to function, purpose, and demand .

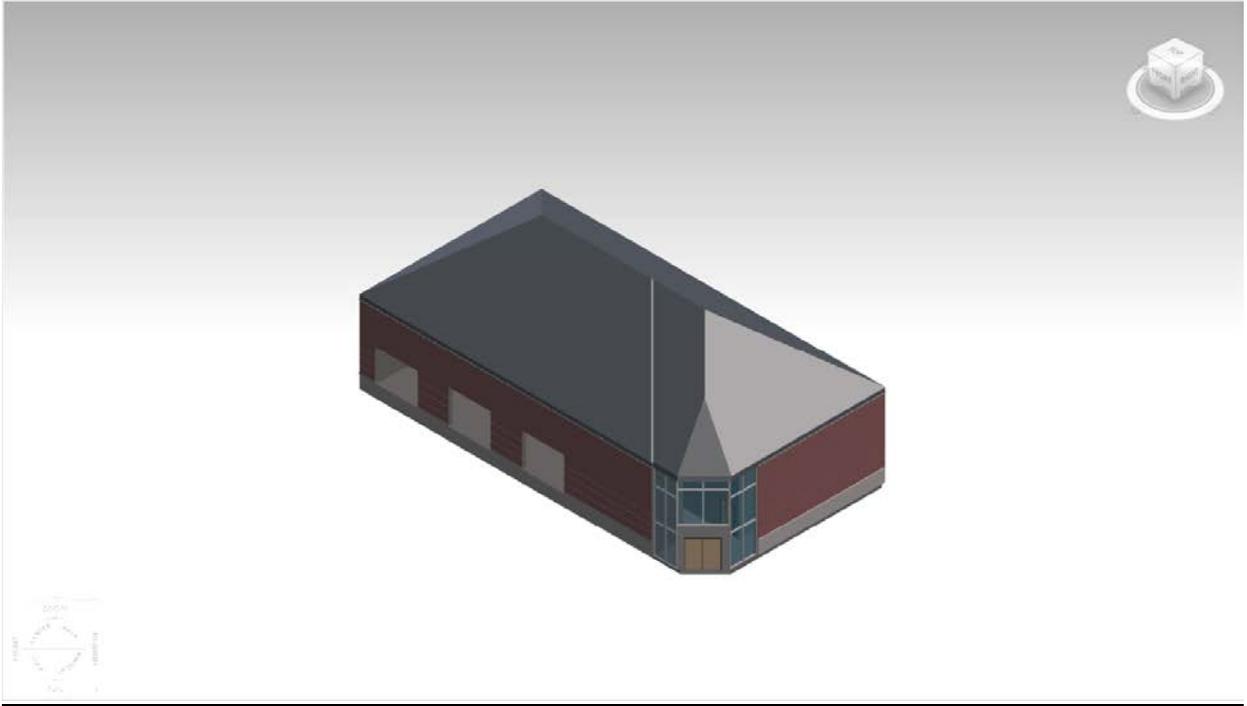


Figure IND1: Warehousing/Wholesaling Facility (Proposed): Pleasant View, TN  
Designer: Marissa Chandler- Architectural Engineering t-Tennessee State University

**Future Land Use and Community Strategies**

### Natural Environment Goals

1. Protect Pleasant View Tennessee's natural and built environment.
2. Treat the natural elements as central to Pleasant View's identity -- an asset to be treasured and enjoyed.

### Street Development Goals

1. Establish the streets as the principal public space of community and connectivity.
2. Develop a convenient and efficient transportation infrastructure.

### Green Spaces and Community Aesthetics

1. Provide for a comprehensive, interconnected greenway and park based on existing walking and nature trails system
2. Develop garden parks at nodes of greenway connectivity points and junctures.
3. Develop a monumental gateway branding the city of Pleasant View along Route 79, Route 41 Intersection.
4. Establish distinct Signage along I-24 to act as attraction and definition of "place" for Pleasant View
5. Raise the quality of the public realm with civic structures and spaces
6. Infuse visual order into the city by strengthening sightlines to and from civic landmarks and natural features.
- 7.

### Business Enclaves

- a. Develop an economically viable downtown district.
- b. Integrate public creative mediums into the design of the city, its buildings, public works and parks.
- c. Strengthen the identity of neighborhoods.
- d. Collaborate to act as regional center to Springfield, Nashville, Ashland City, and Clarksville, Tennessee
- e. Establish Pleasant View as significant destination and living community to regional workers now and into the future.
- f. Base development strategies on sustainable design principles.

The Pleasant View, TN community represents the conditions and circumstances that raise the question and concern of how will the community representatives respond to an increasing demand for a more metropolitan character and the balance of the traditional.

Infrastructure, taxation (revenue), and the need for additional community services will always have to be weighed against the demands for community change. A continual assessment of changing regional and local demographics and economic conditions will provide the necessary indicators for local leaders to consider and measure relative a collective determination of the future for the Pleasant View. community. Additional review and research of the community would be warranted to provide a more specific and refined set of long range plans and actions to address the community's future requirements and expectations.