



2026 TENNESSEE PROPERTY SECURITY REPORT

See Threats Before They Strike

Free Intelligence for Property Managers,
Corporate Security Teams & High-Value Asset Owners

Prepared by

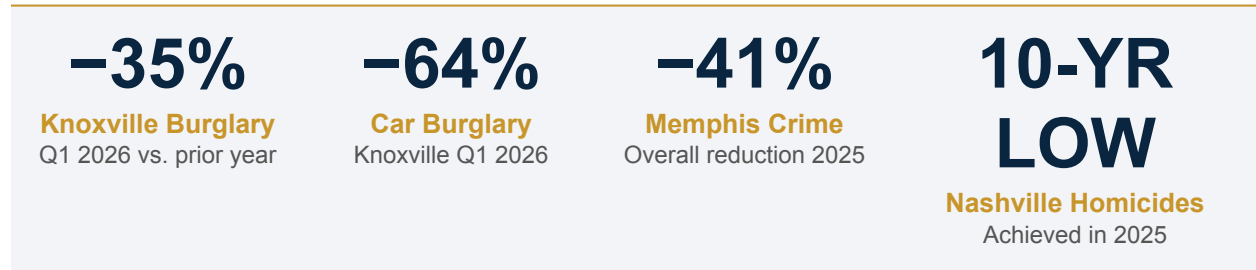
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EXECUTIVE SUMMARY

Tennessee property owners and managers enter 2026 with encouraging news: major cities reported double-digit drops in violent and property crime through 2025, with continued momentum into Q1 2026.



However, persistent challenges remain. Tennessee's property crime rate stays above the national average in urban corridors, while emerging threats require proactive attention:

- Organized retail and commercial theft — coordinated groups remain active
- Drone-related incidents near critical infrastructure and large properties
- Workplace violence in healthcare and multi-family settings
- Compliance gaps under updated landlord-tenant laws (HB 1814)

What This Report Provides

- 2025–2026 crime snapshot with Tennessee-specific data
- Top 5 risks facing property portfolios in 2026
- 12-point self-assessment checklist
- Practical mitigation strategies with real-world impact

Property managers who act now will reduce liability, lower insurance costs, and strengthen tenant and employee confidence in 2026 and beyond.

2025–2026 TENNESSEE CRIME SNAPSHOT

Sources: TBI, FBI UCR/CDE, local PD reports – April 2026

Property Crime Trends — Major Tennessee Markets

Market / Crime Type	Change	Trend
Nashville — Burglary (2025)	Down >13%	↓ Improving
Knoxville — Burglary (Q1 2026)	Down 35%	↓ Improving
Knoxville — Motor Vehicle Theft (Q1 2026)	Down 42%	↓ Improving
National — Motor Vehicle Theft (late 2025)	Down 9.4%	↓ Improving
Nashville — Homicides (2025)	10-Year Low	↓ Improving
Memphis — Overall Crime (2025)	Down 41%	↓ Improving
Nashville — Violent Crime (2025)	Down 14%	↓ Improving
Memphis — Violent Crime (2025)	Down 30%	↓ Improving
Knoxville — Murders (2025)	Down 26%	↓ Improving
Memphis & Nashville — Larceny/Theft	Hotspots Active	⚠ Monitor

TN Property Crime Rate Trend vs. National Average (2023–2026 Est.)

Tennessee property crime rate per 100,000 population — estimated values based on TBI, FBI UCR data:

Year / Category	Rate per 100,000	Value
TN 2023		~3,820
TN 2024		~3,450
TN 2025		~2,980
TN 2026*		~2,610
Natl 2025		~2,320

* 2026 projected based on Q1 trends. Bars scaled proportionally.

2025 Property Crime Breakdown — Tennessee (Estimated)

Larceny/theft remains the dominant category, accounting for more than half of all property crimes statewide:



⚠ Urban vs. Rural Note: Northeastern Tennessee benefits from statewide declines but must monitor spillover from high-activity corridors (I-40/I-75). Tennessee's property crime rate remains above the national average in urban corridors.

TOP 5 PROPERTY SECURITY THREATS FOR 2026

Intelligence-driven priorities for Tennessee property managers and asset owners.

01 Organized Retail & Commercial Theft

- Coordinated theft groups targeting multi-family and commercial properties remain active despite overall crime declines.
- Cargo theft along I-40/I-75 corridors continues to affect warehouse and distribution facilities.
- Loss prevention gaps in retail-adjacent properties increase exposure to repeated targeting.

02 Workplace Violence & Active Threats

- Healthcare and property management staff report elevated violence incidents nationally; Tennessee follows similar patterns.
- National nurse surveys show over 80% experienced workplace violence — a trend that extends to multi-family common areas.
- Active shooter and active threat preparedness planning is now considered baseline security for all institutional properties.

03 Drone & Emerging Technology Risks

- Unauthorized UAS (drone) activity is increasing near critical infrastructure, industrial sites, and large multi-family properties.
- Tennessee-specific cases: TDOC facilities and Fort Campbell have documented real-world drone incidents.
- Counter-UAS policy and detection solutions are becoming standard in high-value asset protection plans.

04 Compliance & Regulatory Gaps

- HB 1814 — Landlord Transparency Act (effective 2025): Requires mandatory written owner/manager/maintenance contact information.
- Updated Uniform Residential Landlord-Tenant Act: Stricter security deposit handling and repair timelines now enforceable.
- Building code and health-safety obligations remain subject to enforcement action — gaps create both legal and physical risk.

05 Insider & Perimeter Vulnerabilities

- Access control weaknesses and unmonitored common areas in multi-family portfolios continue to drive preventable losses.
- Vendor and subcontractor screening gaps create insider risk that external security measures cannot address.
- Perimeter lighting deficiencies remain the single most common correctable finding in independent security assessments.

SELF-ASSESSMENT CHECKLIST

Rate your property portfolio on each item using a scale of 1 (not in place) to 5 (fully implemented and tested).

A total score below 48 out of 60 indicates high priority areas for professional security assessment.

#	Assessment Area	1	2	3	4	5
1	Perimeter lighting and fencing adequate for all hours of operation?	1	2	3	4	5
2	Access control (gates, keycards, cameras) fully documented and tested quarterly?	1	2	3	4	5
3	Workplace violence policy and training current, including active threat drills?	1	2	3	4	5
4	Written owner/manager contact info provided to all tenants per HB 1814?	1	2	3	4	5
5	Security deposit and maintenance records digitized and audit-ready?	1	2	3	4	5
6	Drone/UAS detection or no-fly zone policy in place for your properties?	1	2	3	4	5
7	Vendor/subcontractor screening and background checks consistently enforced?	1	2	3	4	5
8	Emergency preparedness plan tested within the last 12 months?	1	2	3	4	5
9	Insurance review includes current threat landscape (active shooter, cyber-physical)?	1	2	3	4	5
10	Common-area surveillance coverage gaps identified and remediated?	1	2	3	4	5
11	Tenant screening process includes security-relevant flags and red indicators?	1	2	3	4	5
12	Post-incident response protocol documented, trained, and regularly reviewed?	1	2	3	4	5

YOUR SCORE:	_____ / 60	Score < 48 = High Priority for Assessment
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PROACTIVE MITIGATION STRATEGIES

Clients who implement these strategies see measurable reductions in incidents and demonstrable insurance savings.

Layered Physical Controls

Apply CPTED (Crime Prevention Through Environmental Design) principles alongside modern access control systems. Lighting, sight-lines, signage, and electronic access form interdependent layers — no single control is sufficient on its own.

Regular Independent Risk Assessments

Annual third-party assessments identify vulnerabilities before they become incidents. Independent assessors — unlike internal reviews — provide unbiased findings and defensible documentation for insurers and regulators.

Integrated Workplace Violence Prevention

Effective programs combine written policy, staff training, environmental controls, and reporting mechanisms. Active threat drills should be conducted at least annually for all facilities with public access.

Tennessee-Specific Compliance Audits

Map your portfolio against HB 1814 requirements, the updated Uniform Residential Landlord-Tenant Act, and local building/health-safety codes. Document compliance proactively — enforcement action starts from the inspection, not the violation.

Executive Protection Planning

High-net-worth property owners and executives face elevated risk profiles. Tailored protection planning addresses residence security, travel protocols, digital footprint reduction, and threat assessment.

Real-World Impact

Clients who implement these layered strategies consistently report measurable reductions in incidents, lower insurance premiums, reduced tenant turnover, and stronger defensibility in any post-incident liability review.

WHY INDEPENDENT CONSULTING BEATS REACTIVE MEASURES

Guard Services

- ✗ Respond after incidents occur
- ✗ No independent audit capability
- ✗ Vendor interest may bias findings
- ✗ Limited regulatory expertise

CatEye Solutions

- ✓ See threats before they strike
- ✓ Independent, unbiased assessments
- ✓ Retired law enforcement leadership
- ✓ Federal contracting operational excellence

About CatEye Solutions

CatEye Solutions is a veteran-owned physical security consulting firm serving property managers, corporate security teams, and high-value asset owners across Tennessee, Kentucky, Virginia, North Carolina, and nationwide.

Our team brings retired law enforcement leadership and federal contracting operational discipline to every engagement — delivering independent physical security risk assessments, vulnerability audits, and tailored preparedness plans.

We serve clients in multi-family, commercial, industrial, healthcare, and executive/residential sectors. Our approach is intelligence-driven, compliance-aware, and always independent.

Tennessee

Kentucky

Virginia

North Carolina

Nationwide Travel



Ready to Strengthen Your 2026 Security Posture?

Schedule a no-obligation consultation or request a customized assessment.

 **423-213-6366**

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