THE TINKERY.org

The LAND:

The land is a beautiful 55 acre forest, in Cheatham County, Tennessee between Ashland City and Clarksville, and 45 minutes from downtown Nashville. It has an acre-ish build site cleared, and a driveway so far. I chose this land for its pristine character, the three springs, the local weather and rainfall, the topography, and because I found a code guy that was willing to work with me. I have had a thorough Phase 1 Environmental Study done, and it came back clean as a whistle. The water quality in the springs came back clean as well, except for a little bit of ecoli from the neighbors cows that got out of their fence. The fence has since been repaired, and there is plenty of rainfall to do rainwater harvesting.

The VISION:

My overall vision and high concept is to create what the land will bear towards a sustainable farming/art/educational community, where every aspect of it from ground up is well thought through towards the goals of positive environmental impact, and living a low-impact, non-toxic, nature-first life. I am looking for it to function as a think tank and learning lab for finding the best solutions and practices for living symbiotically.

The STRUCTURES and BUILDING PLAN:

I am leaning towards earth-bermed, earthbag earthship (off grid) structures to minimize visual pollution by blending into the environment as completely as possible, but am open to cob, or any other building method that is non-toxic, made of the local land, durable, that can blend seamlessly into it (visually speaking) and that will not only meet the spirit for the 2012 building codes for safety and access, but also meet the LBC guidelines: <https://www2.living-future.org/LBC4.0?RD_Scheduler=LBC4>. Any structure that will generate noise, like a shop, will be located near the road, and away from the animals and wildlife in the interior portion of the tract. Light pollution will be kept to a minimum, if any at all. My goal is that any structure on the land will not interfere with its wildness or the creatures that inhabit it. I would like to work with the local code office to develop a plan and standard that will not only meet their needs, but help open up a legal/procedural path for others to build more sustainably, naturally, and durably for an increasingly volatile (weather-wise) future.

My goal is to eventually have 2 two bedroom, 2 bath, small footprint earthship houses that are off grid/ low electricity usage units with indoor greenhouse food production, passive heating & cooling, solar/rainwater collection, and a living roof. Each will have a shared kitchen. Also a separate barn/chicken coop, greenhouse, and gardens. Eventually I’d like to add a yoga/dance studio, communal commercial kitchen, bathhouse, and a root cellar. This is a rough goal, but can change or alter as the land and code office dictates, what it will bear without altering the natural beauty of the land, and what it can sustainably support. I have some ideas regarding functionality, but once I find the right natural builder, the overall plans may alter as they have input on how best to implement for the lowest impact on the land.

The FARM and LAND STEWARDSHIP:

I am looking above all things to create a path to micro farming that both supports the community of people, and supports and maintains the health of the land, and wildlife on it. I’m looking to create a food forest, and find other efficient, healthy, natural ways to farm, that are completely non-toxic, don’t interfere with wildlife, or destroy the natural beauty of the land….think a curated/managed food forest, with natural aquaponics cultures. I am not a farmer, and need to find like minded people that really want to challenge themselves to find new approaches to farming, using the natural features of the land, and are interested in creating pro-nature solutions to farming, that do not interfere with wildlife or pollute the pristine land.

The LIVING PART:

Anyone that lives on the land, stays on the land, or uses the land will need to agree to a standard of living/use that is completely non-toxic, in harmony with the land and its wild inhabitants. Every detail of living will be required to meet this standard, down to the health & beauty products, agricultural, and cleaning products used, to noise pollution, light pollution, etc. The singular goal is to have well thought out, well researched solutions to simple, natural, and non-toxic (as in fish safe) ways of living that do not interfere with the wildness and purity of the land or its inhabitants. Also, it will be an expected norm to live as close to a zero-waste life as possible, with the mantra of reduce, reuse, and recycle of all resources.

The GIVING PART:

Part of my goal with this is to set a best-practices example of how to live in harmony with the wild things, with an attitude that you are only a small part of a whole, that needs to function symbiotically to live. With this in mind, it is important to give as much as you receive. The giving part comes in the form of educational outreach, through DIY videos and small, hands-on workshops, as well as donations of fresh produce to community food banks.

The TEAM: This is the list of skill sets needed to accomplish the goals above. I am looking for folks that are into this vision, that share the same core values and belief that there needs to be a shift towards a symbiotic relationships.

The skill sets I have:

-Vision/Creative direction

-design of all sorts

-metal working

-woodworking

-graphic design

-event planning

-community building

The skill sets I’m looking for in partners on this venture:

-Aquaponics/hydroponics expert

-Sustainable food forest manager

-Environmental/Wildlife consultant

-Natural builder familiar and willing to work with local regulations and knows earthbag/ cobb building

-Social media manager/videographer

-Creative finance person familiar with crowd sourcing and grant funding, and budgeting.

-Recycling consultant

-Makers of all sorts that are interested in creating elegant, artistic problem-solving solutions to infrastructure, and recycling issues.

-EMT/ wilderness medicine person