

6: Deerfield Knoll



Location
Willistown Township

Tract size
42.69 acres

Open space
78% (33.56 acres)

Number of units
119 single-family units

Year approved
1986

Deerfield Knoll is located just north of Route 3 off of Dutton Mill Road in Willistown Township. The entrance is clearly marked but not overwhelming or ostentatious. Community, rather than the term development or subdivision, is more appropriate to describe this grouping of single-family homes laid out among the existing mature woodland. The overwhelming feeling as you move through Deerfield Knoll is of neighborhoods and an attention to detail not often found in modern subdivisions.

The roads meander through the small manicured lawns and surrounding woodland, with curbing used only to define turning radii or surround the eyebrows and islands. Although there are no sidewalks located in the development, the scale of the structures, short setbacks, and narrow cartway create a pedestrian-friendly atmosphere. Traditional street lighting and small pockets of open space with benches and gazebos add to the charm and pedestrian scale of the community.



Narrow roadways, short setbacks, attractive street lighting and thoughtful landscaping define this community.



The unique layout of homes and integration of mature trees in Deerfield Knoll create a sense of privacy while promoting interaction with neighbors.



The retention and integration of the mature woodland greatly enhances the layout of this dwelling unit.



Amenities, such as benches, create a sense of place and a destination for residents.

The average lot size in Deerfield Knoll is quite small, however, the homes are situated in such a way that they accommodate a detached garage and individual private driveways. Although the homes are in close proximity to one another, the layout creates a sense of privacy. The charm and appearance of the homes and community are unquestionably enhanced by the preservation and integration of the existing woodland. The thoughtful treatment of necessary community facilities, such as the retention pond, reduces the impact of the facility, creates a community amenity, and provides yet another destination for residents.

Deerfield Knoll successfully combines a sense of traditional rural community living with medium density housing. While accommodating nearly 120 single-family homes on about ten acres, the community has preserved almost 34 acres of open space. Deerfield Knoll uses its open space not only to create a significant buffer to adjacent uses and roadways, but to provide amenities for the community's residents.